



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
GENERAL PLAN AMENDMENT 2009-1 (CITY OF HOLLISTER 2009-2014 HOUSING  
ELEMENT UPDATE AND AMENDMENTS TO ELEMENTS RELATED TO FLOOD  
AND GEOLOGIC HAZARDS)**

**TO:** Agencies and Interested Persons

**DATE:** May 18, 2009

**FROM:** City of Hollister Development Services Department

**SUBJECT:** NOTICE OF INTENT to adopt a MITIGATED NEGATIVE DECLARATION for the General Plan Amendment 2009-2 for the 2009-2014 Housing Element Update and miscellaneous amendments to the Land Use & Community Design Element, Community Services & Facilities Element, the Natural Resources & Conservation Element & the Health & Safety Elements related to flood hazard and geologic hazards.

**PUBLIC REVIEW PERIOD:** May 18, 2009 to June 17, 2009

This notice advises the public that the City of Hollister (City) Development Services Department intends to adopt a Mitigated Negative Declaration (MND) for General Plan Amendment 2009-2.

**PROJECT DESCRIPTION AND LOCATION:**

The proposed project, General Plan Amendment 2009-2, consists of the draft City of Hollister Housing Element 2009-2014 Update as part of the comprehensive General Plan and concurrent amendments to the Land Use & Community Design Element, Community Services & Facilities Element, the Natural Resources & Conservation Element & the Health & Safety Elements of the 2005-2023 City of Hollister General Plan as required by sections 65302 (d) (3) and (g) (2) of the Government Code.

**DETERMINATION:**

Based on the findings of the Initial Study, the City has determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A Mitigated Negative Declaration has been prepared.

**PUBLIC REVIEW:**

The Initial Study and proposed Mitigated Negative Declaration (IS/MND) for the Proposed Project are available for public review at the following locations:

City of Hollister Development Services Department  
420 Hill Street, Building A  
Hollister, CA 95023  
(831) 636-4360

City of Hollister, City Hall  
375 Fifth Street  
Hollister, CA 95023  
(831) 636-4340

San Benito County Free Library  
470 5<sup>th</sup> Street  
Hollister, CA 95023  
(831) 636-4107

The IS and proposed MND are also available for public review online at: <http://hollister.ca.gov>

**CONTACT:**

Written comments concerning the IS/MND should be received by 5:00 p.m. on **June 17, 2009**. Please address comments or questions to:

City of Hollister, Development Services Department  
c/o: Mary M. Paxton, Planning Manager  
375 Fifth St.  
Hollister, California 95023  
(831) 636-4360  
(831) 636-4364 fax  
[mary.paxton@hollister.ca.gov](mailto:mary.paxton@hollister.ca.gov)

## PROPOSED MITIGATION MEASURES

### **Mitigation:**

PS-1. LANDSCAPE, LIGHTING AND COMMUNITY FACILITIES DISTRICT. A condition shall be placed on future residential subdivision and site and architectural reviews that requires the applicant to cooperate with the City to facilitate the annexation of the development a Lighting and Landscaping District and a Community Facilities District. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent or waiver requested by the City in order to expedite the inclusion of the subdivision in such a district. [Development Services Department, City Council]

T-1 REGIONAL TRAFFIC IMPACT FEES: The City of Hollister shall collect traffic impacts fees from new residential development prior to the final occupancy inspection to fund area-capital improvement programs for area-wide traffic improvements identified in the City of Hollister General Plan. [Building Department, Development Services Department]

# **Initial Study**

## **General Plan Amendment 2009-2**

- **2009-2014 Draft Housing Element Update**
- **Amendments to Land Use & Community Design Element, Community Services & Facilities Element, the Natural Resources & Conservation Element & the Health & Safety Elements related to flood hazard and geologic hazards.**

Prepared for:

CITY OF HOLLISTER

MAY 2009

Prepared by:

City of Hollister

and



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<b>A</b>	<b>SUMMARY OF SUMMARY OF GENERAL PLAN POLICY AND IMPLEMENTATION PROGRAM CHANGES FROM GENERAL PLAN AMENDMENT 2009-2</b>
<b>B.</b>	<b>PROPOSED AMENDMENTS TO LAND USE &amp; COMMUNITY DESIGN ELEMENT, COMMUNITY SERVICES &amp; FACILITIES ELEMENT, THE NATURAL RESOURCES &amp; CONSERVATION ELEMENT &amp; THE HEALTH &amp; SAFETY ELEMENTS</b>

**INITIAL STUDY****May 2009****BACKGROUND**

1. Project Title: General Plan Amendment 2009-2 (2009-2014) Housing Element Update and miscellaneous amendments to the Land Use & Community Design Element, Community Services & Facilities Element, the Natural Resources & Conservation Element & the Health & Safety Elements related to flood hazard and geologic hazards.
2. Lead Agency Name and Address: City of Hollister  
Development Services Department  
375 Fifth Street  
Hollister, CA 95023
3. Contact Person and Phone Number: Mary M. Paxton  
Planning Manager  
(831) 636-4360
4. Project Location: City of Hollister
5. Project Sponsor's Name and Address: City of Hollister  
Development Services Department  
375 Fifth Street  
Hollister, CA 95023
6. General Plan Designation: N/A
7. Existing Zoning: N/A
8. Proposed Zoning: N/A

**Project Description Summary:**

The proposed project, General Plan Amendment 2009-2, consists of the adoption of the City of Hollister Housing Element 2009-2014 Update as part of the comprehensive General Plan and concurrent amendments to the Land Use & Community Design Element, Community Services & Facilities Element, the Natural Resources & Conservation Element & the Health & Safety Elements of the 2005-2023 City of Hollister General Plan as required by sections 65302 (d) (3) and (g) (2) of the Government Code. The Initial Study evaluates the environmental effects of General Plan Amendment 2009-2. An Environmental Impact Report was certified for the 2005-2023 General Plan in December 2005. The FEIR is hereby incorporated by reference into this Initial Study.

**2009-2014 Housing Element Update:** Since 1969, the State Legislature has mandated that a housing element be included in every General Plan. The housing element is one of the seven

required elements in a General Plan. Article 10.6, Section 65589 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements for a housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states that the housing element shall consist of “[...] an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.” The housing element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives described in the housing element. State law requires that the housing element be updated every five years.

The City of Hollister’s current Housing Element was adopted in 2005. The proposed project, the 2009-2014 Housing Element Update for the City of Hollister sets forth the City’s five-year strategy to preserve and enhance the community’s character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing. The Housing Element update is being prepared for the City of Hollister to comply with State law.

The draft Housing Element covers the five-year period of June 2009 through June 2014, and provides an implementation strategy for effectively addressing the housing needs of Hollister residents during this period. Housing program strategies are presented to address the following issues:

- Availability of adequate housing supply;
- Housing cost and affordability;
- Maintenance and rehabilitation;
- Special housing needs; and
- Energy conservation.

The update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code).

Government Code Section 65583 requires that the housing element include the following components:

- A review of the previous housing element’s goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the housing element;
- An assessment of housing needs and an inventory of resources and constraints related to the meeting of these needs;
- An analysis and program for preserving assisted housing developments;
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the City is undertaking, or intends to undertake, to implement the policies set forth in the housing element.

Attachment A provides a summary of the proposed programs and implementation strategies for the 2009-2014 Housing Element Update. Generally there are several types of programs:

- 1) programs that are categorically exempt from the California Environmental Quality Act;
- 2) continuation of programs from the current Housing Element
- 3) amendments to residential development standards in Title 17 Zoning of the Hollister Municipal Code;
- 4) growth management programs

Programs that would be categorically exempt: Numerous programs entail education, programs for energy conservation, programs for coordination with local agencies, non-profit and community organizations, programs for information collection and monitoring and programs for financial assistance for affordable housing. These programs are exempt from CEQA pursuant to sections 15267 Financial Assistance to Low or Moderate Income Housing, 15268 Ministerial Projects, 15273 Rates, Tolls, Fares, and Charges, 15306 Information Collection, 15309 Inspections, 15310, Loans. 25321 Enforcement Actions by Regulatory Agencies, 15322 Educational or Training Programs Involving No Physical Changes, 15326 Acquisition of Housing for Housing Assistance Programs from the Guidelines of the California Environmental Quality Act,

Continuation of prior Housing Element Programs: The draft element carries forward programs that were in the previous 2005-2009 Housing Element such as lot consolidation requirements. The program was not implemented in the current program period.

Amendments to zoning standards. The draft Housing Element update includes several new programs that will require an amendment to zoning standards to comply with state law or to reduce governmental constraints to housing. The following types of zoning ordinance amendments are proposed:

- H.3.1 [H.K] Addition of standard for mobile and manufactured homes to comply with state law
- H3.8 [H.E] Amend second unit ordinance to allow second units in multi-family zoning districts where lot consolidation is not feasible and the existing lot is less than 8,000 square feet.
- H5.2 [H.O] Amend standards for farm worker housing to comply with state law.
- H.D. Amend the zoning ordinance to state that homeless shelters and transitional housing, which is a permitted use in the North Gateway zoning district if it meets performance standards, is allowed by right in order to comply with state law. The amendment will also add standards for Supportive and Transitional Housing and Supportive Housing to comply with state law.
- H.L. Amend standards for minimum lot size in the Downtown Mixed Use zoning district to allow development at general plan densities of 25 to 40 units per acre.

Growth Management Programs-New Construction Needs: The draft Housing plan identifies sites to meet new construction needs for up to 3049 residential units within existing residential and mixed use zoning districts. The inventory of lands to meet the required new construction requirements of 3049 units consists of 1,205 existing approved/allocated residential sites and 1,844 future sites that could be developed within the existing residential or mixed use (commercial and high density residential) zoning districts in the City of Hollister. Build-out from the majority of the previously approved or sites will be required to comply with previously



adopted mitigation monitoring programs and conditions of approval.

The draft housing plan includes programs to regulate the rate of residential development pursuant to a local growth initial Measure U (244 units per year until 2012) and concurrently meet the City of Hollister 'new construction need'. Construction needs are derived from Council of San Benito County Governments population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Hollister. For the period 2007 to 2014, the City of Hollister has been given a construction need of 3,049 new housing units. The specific need by income group is depicted in the following table. The construction need is annualized for each of the seven years of the planning period.

<b>Table 1</b>		
<b>Hollister Regional Housing Needs Assessment Allocation, 2007-2014</b>		
<b>Income Category</b>	<b>Percentage of Households</b>	<b>Construction Need</b>
Extremely Low	10.9%	331
Very Low	10.9%	331
Low	17.4%	533
Moderate	19.7%	602
Above Moderate	41.1%	1,252
<b>Total</b>	<b>--</b>	<b>3,049</b>

*Source: San Benito COG, HCD/City of Hollister*

Table 2 identifies the quantified objectives for new construction, rehabilitation and conservation, and the anticipated affordable units as a result of the City's Second Mortgage program (HSMP) are also included in the draft Housing Element. The number of units rehabilitated by income category is based on the percentages of units rehabilitated in each income category during the prior housing element period. The draft element states that current market conditions may limit the City's ability to realize the level of construction shown below in the Quantified Objectives. The Quantified Objectives in the draft housing element totals differ from the Table above in reflection of the City's future goals of new construction and the number of houses needed.

<b>Table 2</b>				
<b>Housing Element Quantified Objectives, 2009-2014</b>				
<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation</b>	<b>First Time Homebuyer (HSBP)</b>
Extremely Low	247	31	-	8
Very Low	365	45	34	9
Low	490	42	82	8
Moderate	493	37	-	15
Above Moderate	724	-	-	-
<b>Total</b>	<b>2,319</b>	<b>155</b>	<b>116</b>	<b>40</b>

*Source: San Benito COG, HCD/City of Hollister*

Amendments to Other General Plan Elements. The text amendments to the Community Design Element, Community Services and Facilities Element, Natural Resources and Conservation Element and Health and Safety Element are provided in Attachment B. Generally, the amendments supplement information in the General Plan about the location of potential flood hazard areas, landslide hazard areas and liquefaction hazard areas. The proposed amendments

also add implementation programs to avoid hazards from new development associated with fault or flood hazard.

The amendment to Policy HS.1 Flood Hazards and Figure 6, could alter the timing of future sphere of influence expansions but would not alter the planned density of development or land use.

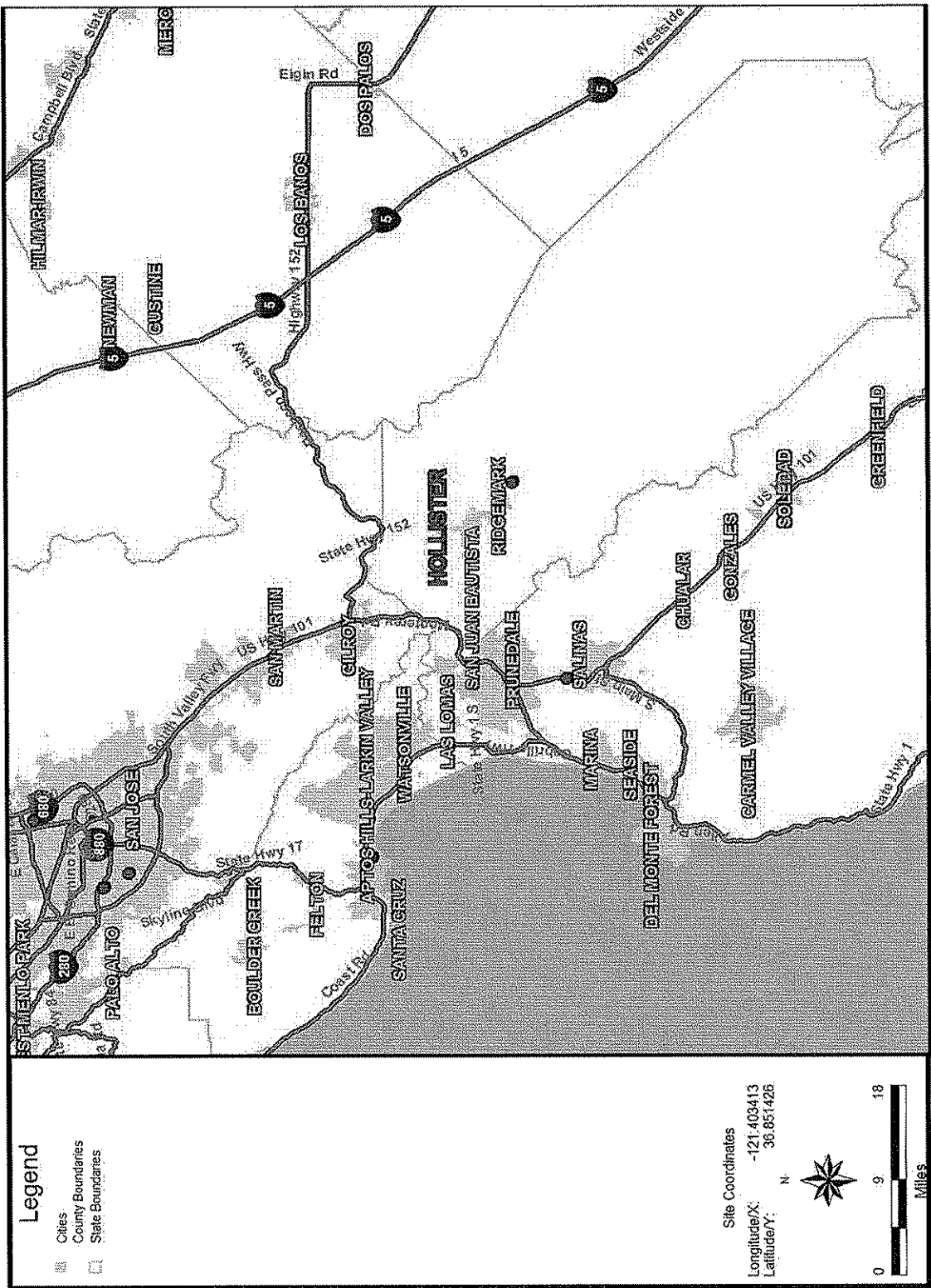
## **ENVIRONMENTAL SETTING**

The Hollister General Plan Planning Area is located in the northern portion of San Benito County. The Planning Area encompasses all incorporated and unincorporated territory located in the LAFCO Sphere of Influence and some additional lands that bear a close planning relationship to the City of Hollister. Reduced in size from the 1995 General Plan, the Hollister Planning Area is generally bounded by Santa Ana Creek and parcels east of Fairview Road (east), Bolsa Road and the San Benito River (west), and Enterprise and Union Road Road (south).

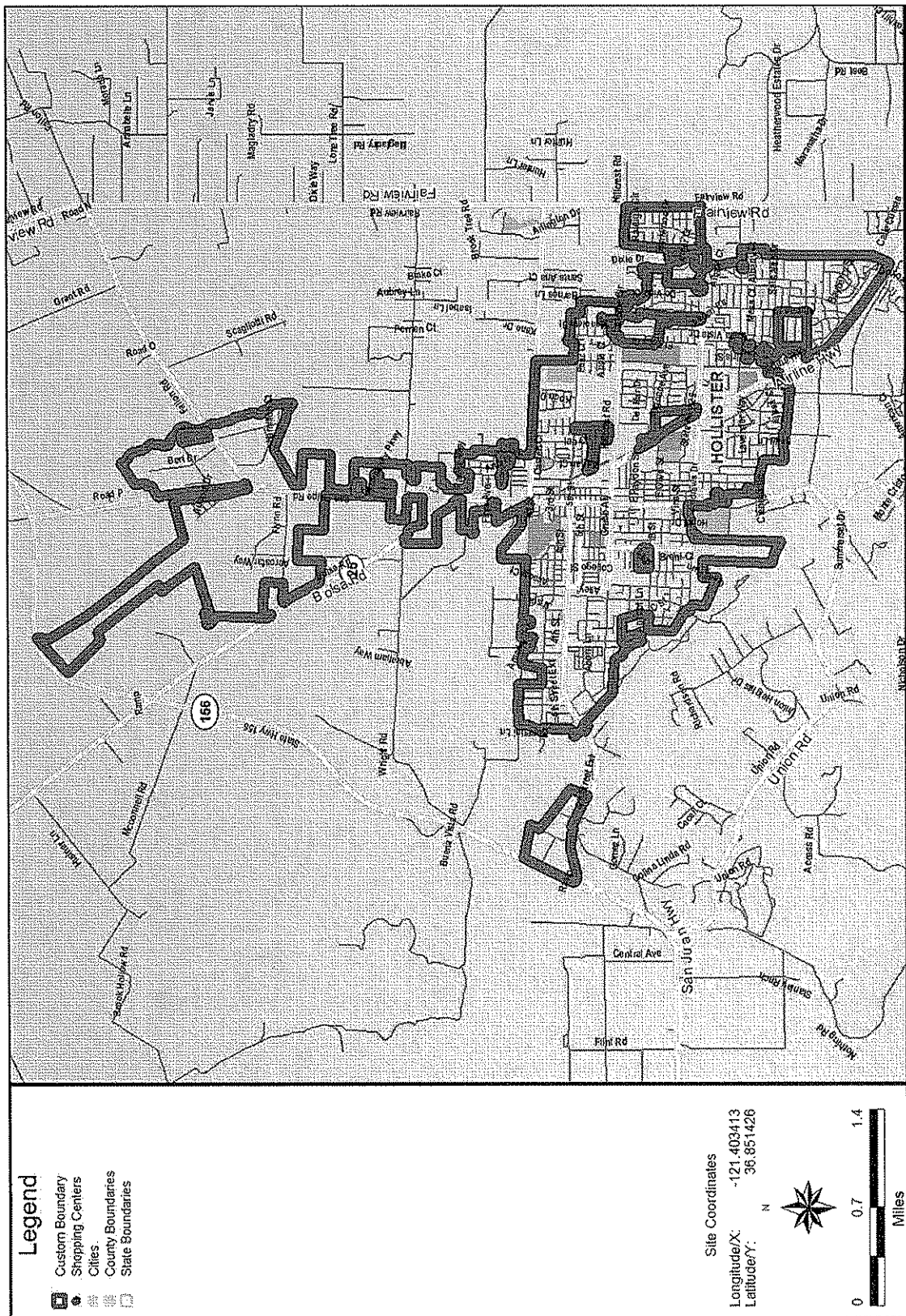
The City of Hollister is the County Seat and the largest city of the two cities in San Benito County, with 64.1 percent of the County population. San Benito County is situated in the Central Coast region of California, about 100 miles southeast of San Francisco, 40 miles east of Monterey and 300 miles north of Los Angeles. While agriculture continues to be the predominant economic activity in the County, development pressure is increasing as in many parts of California. Hollister continues to operate under a growth control cap, adopted in 2002, to manage and more actively direct growth in the City.

Hollister is located on Highway 25, 40 miles east of Monterey. Hollister is a general law City that operates under the Council/Manager form of government. The City of Hollister has a total of eleven City departments: Finance, Development Services, Airport, Animal Control, Traffic, Engineering, Community Services, Fire Department, Police Department, Recreation Department, and Human Resources. According to the California Department of Finance, the City has an estimated population of 57,784, as of 2008.

**FIGURE 1  
REGIONAL LOCATION MAP**



**FIGURE 2  
CITY OF HOLLISTER**



## **Housing Goals**

The *2009-2014 Housing Element Update* for the City of Hollister identifies the following housing goals:

- Work together to build a sense of community and achieve housing goals;
- Maintain and enhance existing housing and blend well-designed new housing into neighborhoods and communities;
- Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles;
- Develop affordable housing opportunities; and
- Provide housing for special needs populations.

## **Required Approvals**

Implementation of the proposed project would require the following discretionary actions by the City of Hollister Planning Commission and City Council:

- Approval of a Negative Declaration;
- Adoption of the 2009-2014 Housing Element Update for the City of Hollister
- Approval of miscellaneous amendments to the General Plan adding information and implementation programs related to flooding and geologic hazards
- Approval of amendments to the residential standards for development in Title 17, Zoning of the City of Hollister Municipal Code

## **SOURCES**

The following documents are referenced information sources utilized by this analysis:

- California Department of Water Resources, Flood Awareness Floodplain Maps, Hollister, San Felipe and Tres Pinos Quadrangles, (November 4, 2002)
- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, “San Benito County Important Farmlands 2004,” Sacramento, California, July 2005
- California Department of Conservation, Division of Geology, Hasmukhrail H. Majmundar, Landslide Hazards in Hollister area, San Benito County California 1994
- City of Hollister Website (2008, 2009);
- Hollister General Plan (October, 2005);
- Hollister Housing Element (October, 2005);
- Monterey Bay Association of Bay Area Governments, Regional Housing Needs Assessment, January 1, 2008-June 30, 2014;
- Hollister Zoning Ordinance (December 15, 2008); and
- Hollister Municipal Codes (updates through April 2008).

- Lewis I. Rosenberg, Relative Liquefaction Susceptibility Map of the Hollister Area, San Benito County, California, 1998

### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

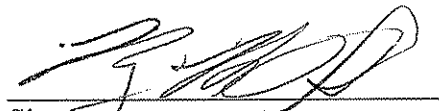
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture                                   | <input type="checkbox"/> Air Quality                             |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/>   | <input type="checkbox"/> Geology/Soils                           |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality                       | <input type="checkbox"/> Land Use & Planning                     |
| <input type="checkbox"/> Energy & Mineral Resources    | <input type="checkbox"/> Noise   | <input type="checkbox"/> Population & Housing                    |
| <input checked="" type="checkbox"/> Public Services    | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation & Circulation |
| <input type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

**DETERMINATION**

On the basis of this initial study:

- ☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

Mary M. Paxton  
Printed Name

May 18, 2009  
Date

City of Hollister  
For

- G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Potentially Significant Unless Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The project would not have any impact.



<b>I. AESTHETICS.</b> <i>Would the project:</i>		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

**Discussion**

- a-d. The City of Hollister is located near the southern end of the broad alluvial plain formed by the San Benito River. Surrounded on three sides by mountainous terrain, it is situated at the focal point of a basin formed by Gabilan Mountains to the south and west, and by the Diablo Range to the east. The City of Hollister is also bounded by the San Benito River to the south and west.

There are no scenic highways in the Hollister area. Future residential development within the City will be required to comply with the City's development standards. Without identifying the location of future, unapproved development within the area, the potential impact of development on a scenic vista, scenic resources, historic buildings, or the visual character of the City is speculative at this time.

Future development applications submitted for parcels within the City of Hollister would be subject to additional environmental review, which would ensure that impacts to aesthetics are minimized. In addition, future projects would be subject to building, design, landscaping, and lighting requirements found in the Codes of the City of Hollister, which would enhance the aesthetic quality of development within the City. City Codes regarding aesthetics include, but are not limited to, the following: Section 16.16, regarding design requirements for subdivisions; Section 16.32.020 of the Municipal Code, which requires tentative maps with street lighting plans to be reviewed and approved by the City Engineer; Section 17.08, regarding residential zones; and Section 17.24, regarding site and architectural review. Additional environmental review of future development applications and adherence to the above-mentioned requirements would ensure that impacts related to aesthetics and visual character of the area would be *less-than-significant*.

**II. AGRICULTURE RESOURCES.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

**Discussion**

- a-c. The California Department of Conservation San Benito County Important Farmland Map categorizes the majority of the approved and future residential sites in the draft Housing Element sites inventory for the City of Hollister as 'Urban Built-up' land with four exceptions. Two sites are identified as Prime agricultural lands but the properties are less than five acres in size and the agricultural value of the land was previously diminished by the small lot size and encroachment of suburban residential land uses on at least two sides (Buena Vista Road APN 52-28-5 acres and APN 53-23-7 4.27 acres). The City of Hollister previously adopted overriding findings for the unavoidable significant loss of 22 acres of prime agricultural land when it approved the annexation of property abutting Cienega Road. (APN 20-19-8, 20-19-9) and a 45 acre residential parcel on Hillcrest Road that is surrounded by single family residence on three sides and a state highway to the west.

The lands included in the City of Hollister sites inventory are located within the corporate limits of the city. The housing inventory will be infill development within the City of Hollister and will not induce the annexation of prime agricultural lands or the conversion of agricultural land outside of the City of Hollister corporate limits.

Therefore, impacts related to Williamson Act lands or important farmlands for agricultural use would be *less-than-significant*.

**III. AIR QUALITY.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

**Discussion**

- a-d. Hollister is located within the Northern Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD consists of the Central Coast of California and covers an area of 5,159 square miles.

According to the 2005 General Plan, regional air quality within the MBUAPCD is affected by semi-permanent high pressure cells over the Eastern Pacific Ocean. In the summer, winds are more dominant, triggering persistent west and northwest winds over the entire length of the state's coastline. Air descends in the Pacific High, creating a stable temperature inversion of hot air over a cooler coastal air layer. The onshore air currents pass over the cool Pacific air layer to bring fog and relatively cool air into the coastal valleys. During the winter, the Pacific High pressure cell migrates southward and has less influence on the air basin. Air Quality flows in a southeasterly direction out of the San Benito Valley, especially during night and morning hours. Northwest winds nevertheless, remain dominant in winter, but easterly flow is more frequent. The general absence of deep, persistent inversions and the occasional storm systems usually result in good air quality for the basin as a whole in winter and early spring.

The State of California and the federal government have established air quality standards and emergency episode criteria for various pollutants. These standards are used to determine attainment of State and federal air quality goals and plans. Generally, State regulations are stricter standards than federal regulations. Air quality standards are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. Episode criteria define air pollution concentrations at the level where short-term exposures may begin to affect the health of a portion of the population particularly susceptible to air pollutants. The health effects are progressively more severe and widespread as pollutant concentrations increase.

Implementation of a successful Housing Element can be expected to induce long-term residential growth in the City in existing residential and mixed use zoning districts. Future residential development within the City will be required to undergo project-specific review and approval and to adhere to General Plan goals and policies related to air quality, as well as federal, State, and regional air quality plans. An amendment to the General Plan Land Use Plan or the City of Hollister zoning map is not proposed to implement housing programs for the 2009-2014 program period. The distribution and density of residential development will be consistent with the pattern of residential growth evaluated in the City of Hollister 2005-2023 General Plan EIR. Implementation of General Plan Amendment 2009-2 will not result in a significant change to the air quality impacts evaluated in the 2005-2023 General Plan EIR.

- e. The proposed project would not include industrial or intensive agricultural uses; thus, the project would not be expected to create odors. Therefore, the proposed project would have ***no impact*** related to production of odors.

**IV. BIOLOGICAL RESOURCES.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖

**Discussion**

- a-f. The undeveloped portions of the Hollister planning area have been highly disturbed since the early 1800s and currently consist of agricultural fields, orchards, irrigation ditches, non-native grasslands, central coast arroyo willow riparian forest, and seasonal wetlands. According to the Hollister General Plan EIR, the wildlife species that occur in the Hollister Planning Area can be grouped into the following three types: those that tolerate intense human activity in an urban environment; those that are seemingly tolerant of agricultural activities; and those that avoid areas frequented by people. The first two types of wildlife are the most prevalent throughout the Hollister Planning Area.

To a large extent, the City of Hollister has been disturbed by human activity and does not provide suitable habitat for special-status plant and wildlife species. However, the undeveloped portions of the Planning Area support a variety of wildlife, especially bird species. Permanent, migrant, or seasonally resident avian species are found throughout the Planning Area, although frequently observed along watercourses, particularly the San

Benito River and Santa Ana Creek. Many of the riparian species forage in adjacent crop and grasslands. Grazing and agricultural land provides significant foraging range for predatory bird and mammal species that reside in the Gabilan Mountains to the west.

The 2005 General Plan EIR indicates that a search of the California Natural Diversity Database (CNDDB) shows that sensitive plants were not listed within the vicinity of the planning area. However, Pinnacles Buckwheat (*Eriogonwn nortonhl*) has been observed in nearby foothills in the Gabilan Range, eight to nine miles south and west of Hollister. Pinnacles Buckwheat is not expected to occur in the Planning Area because potential habitat for this species does not exist in Hollister.

Successful implementation of the Housing Element within Hollister would be expected to contribute to long-term residential growth within the residential and mixed use zoning districts, which could adversely impact known and unknown biological resources in the area. Impacts could include the potential displacement or elimination of biological resources in the area. Future development within the City will be required to comply with the City's development standards. However, General Plan amendment 2009-2 will not alter the distribution or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to biological resources would be similar to the impacts previously evaluated in the 2005-2023 General Plan Final EIR. Therefore, impacts associated with the proposed project would be considered *less-than-significant*.

**V. CULTURAL RESOURCES.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

**Discussion**

- a. The City of Hollister was incorporated in 1868. In the 1870s the City of Hollister was the economic hub for commerce and social activities. As stated in the Hollister General Plan, two places are included on the National Register of Historic Places. A number of properties within the Planning Area are also listed on the State Office of Historic Preservation Historic Property Directory. Properties included in this directory are structures 45 years or older that may be of historical value. However, a comprehensive historic resources inventory has not been done for either the City of Hollister or the surrounding Planning Area and there is a high probability of additional unrecorded historic properties. Any new residential development in the Old Town zoning district will be required to adhere to the Old Town zoning district development standards to protect the historic character of the area. General Plan amendment 2009-2 will not alter the distribution, location or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to cultural resources would be similar to the impacts previously evaluated in the 2005-2023 General Plan Final EIR. In addition, future development projects would need to be consistent with the General Plan goals and policies related to cultural and historic resources, which include, but are not limited to, goals and policies found in the Land Use, Public Facilities/Services, and Economic Development Elements. Furthermore, the future development projects would be required to adhere to federal, State, and local policies regarding preservation of historic resources. Therefore, the proposed project would result in a ***less-than-significant*** impact to cultural and historical resources.
- b-d. As stated in the General Plan, less than 10 percent of the Planning Area has been surveyed for the presence of archaeological resources. Nevertheless, the literature reveals that three prehistoric sites have been found in the Hollister Planning Area to date. The three sites revealed have been recorded with the Northwest Information Center of the California Archaeological Inventory' and include: CA-SBN 14, a Native American burial site; CA-SBN-15, a site containing human-modified flakes (usually from carving projectile points); and CA-SBN-181: a site adjacent the Planning Area also containing a flake scatter, suggesting the location of a campsite, and other cultural materials (e.g., core rocks).
- c. No paleontological resources are known to exist on the proposed project site.

**VI. GEOLOGY AND SOILS.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion**

ai-iii. According to the Hollister General Plan EIR, the City of Hollister lies within a seismically active region. San Benito County lies between the Hayward/Calaveras Fault, which is roughly located two and one half miles east of the main trace of the San Andreas rift zone. In addition, two known active faults are identified within a 10-mile radius that would cause severe ground motion in the Hollister planning area. Within the last 35 years, Hollister has been damaged due to the movements of major faults.

Liquefaction, settlement, ground lurching, ground displacement along the fault line, and landslides are often the secondary effects of earthquakes. These conditions are expected to exist in Hollister because of its alluvial soils and perched water table, particularly within the flood plain around the San Benito River. The soils in the northern portion of the Hollister planning area expansive soils made of clay with a high to very high shrink-swell potential. Although the City of Hollister is subject to the hazards associated with a seismically active region, adherence to the most recent construction and maintenance practices, such as the Uniform Building Code (UBC), for development projects will lessen impacts from known geologic hazards.

The Housing programs in GPA 2009-2 will not alter the distribution or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to geologic resources would be similar to the impacts evaluated in the 2005-2023 General Plan Final



EIR. Implementation of amendments to zoning standards would not alter the density or location of residential uses on the General Plan land use plan. Adherence to such regulations would reduce the potential impacts relating to ground shaking to a *less-than-significant* level.

- a.. General Plan Amendment 2009-2 would add a map showing a localized area in the City with the potential for landslide hazard as shown in Attachment B of this initial study. Incorporation of the information and implementation of safety policies in the General Plan could further reduce potential geologic hazards from new development. Therefore, impacts related to landslides would have *no impact*.
- b. Successful implementation of the Housing Element can be expected to contribute to development of residential uses within the City of Hollister. The development would range from renovation of existing structures to development of new structures on land that is currently vacant. The conversion of mostly vacant land to single-family or multi-family residential development, and the associated infrastructure improvements, would involve the disturbance and relocation of topsoil, rendering earth surfaces susceptible to erosion from wind and water. Soil erosion or the loss of topsoil, resulting from the grading and excavation of a project site could result in an adverse impact.

The Housing programs in GPA 2009-2 will not alter the distribution or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts for erosion would be similar to the impacts evaluated in the 2005-2023 General Plan Final EIR. Future development projects will be required to undergo project-specific environmental and design review, as well as comply with all applicable water quality regulations. Therefore, impacts related to soil erosion would be *less-than-significant*.

- c,d. As stated by the General Plan EIR, impacts related to expansive soils in parts of the planning area may be eliminated when specific development projects are proposed by conducting engineering tests to determine the proper design criteria. Building foundation footings, utility lines, roadways, and sidewalks can be designed in areas of clayey soils to accept the estimated degree of soil contraction, expansion, and settlement potential determined from on-site soils testing, according to standards provided by the Uniform Building Code. The soil property impacts would be reduced to a level of insignificance under the policies and programs contained in the Draft General Plan and when project-specific mitigation measures are implemented.

According to the City of Hollister General Plan EIR, the possibility exists in the City for geologic hazards such as liquefaction and subsidence, as well as mudslides near the rivers and canals. However, the General Plan EIR states that through the implementation of mitigation measures and General Plan policies, the impacts would be reduced to a less-than-significant level. The Housing programs in GPA 2009-2 will not alter the distribution or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to geologic resources would be similar to the impacts evaluated in the 2005-2023 General Plan Final EIR. Future development projects would be required to undergo project-specific environmental and design review, and would be required to comply with the General Plan goals and policies related to geologic hazards, as well as the regulations found in the Uniform Building Code. Therefore, impacts related

to liquefaction, expansive soils, subsidence, and mudslides would be *less-than-significant*.

- e. Future residential buildout related to the Housing Element would not include the use of septic tanks or alternative wastewater disposal systems, and would be required to connect to the City sewer system. Therefore, *no impact* would result.

**VII. HAZARDS AND HAZARDOUS MATERIALS.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖

**Discussion**

- a-d. Accidents can occur in the production, use, transport, and disposal of hazardous materials. Hazardous materials are used in Hollister for a variety of purposes including manufacturing, service industries, small businesses, agriculture, medical clinics, schools and households. In addition, several interstates, highways, and railroads traverse the City of Hollister.

Successful implementation of the Housing Element, City regulations, policies and regulations, and programs set forth in the Hollister General Plan would reduce the release of hazardous materials into the environment and would not create a significant hazard to the public. In addition, the type of residential development associated with the Housing Element would not include the routine use, transport, disposal, or release of hazardous

waste, including within one-quarter mile of a school. In addition, the Housing Element is a policy-level document and specific development projects are not proposed in conjunction with the Housing Element. Future development projects would be required to undergo project-specific environmental review; therefore, the project's impacts associated with hazardous materials would be *less-than-significant*.

- e, f. The General plan states that the Hollister Municipal Airport is located approximately two miles north of Hollister, adjacent to SR 156. The Hollister Municipal Airport is owned and operated by the City of Hollister. The facility is a general aviation airport and is included in the National Airport Systems Plan. In addition, a five-member Hollister Airport Commission oversees the operation of the facility. A full-time airport manager coordinates the day-to-day activities. In 2004, the Hollister City Council adopted the Airport Master Plan.

The sites inventory for the draft Housing Element identifies potential housing sites in the residential and mixed use zoning districts on the City of Hollister zoning map. The lands within the residential and mixed use zoning districts are located outside of the Hollister Municipal Airport 2001 Comprehensive Land Use Plan airport safety hazard zones including the Runway Protections zones, Inner Safety Zones, Outer Safety Zones and Traffic Pattern Zones.

The Hollister General Plan EIR indicates that General Plan policies found in the Land Use Element, as well as the Hollister Airport Land Use Plan, which governs development in the vicinity of the Hollister Airport, adequately address airport safety with respect to planned residential development and existing land uses. Future projects would be outside airport safety hazard areas. Therefore, implementation of the proposed project would result in a *less-than-significant* impact related to conflict with any airport land use plans.

- g. The Housing Element is a policy-level document that does not include site-specific development proposals, and any future development projects would be required to adhere to City regulations regarding emergency access, thus the project would not have an effect on any emergency plans. Therefore, the proposed project would result in *no impact*.
- h. The City of Hollister is not located within a wildland fire area. Future residential development as a result of implementation of housing programs will have *no* impact related to wildland fires.

**VIII. HYDROLOGY AND WATER QUALITY.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

**Discussion**

- a, f. Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues National Pollutant Discharge Elimination System (NPDES) permits to regulate waste dischargers to “waters of the nation.” Waters of the nation include rivers, lakes, and their tributary waters. Waste discharges include discharges of stormwater and construction project discharges. A construction project resulting in the disturbance of one or more acres requires a NPDES permit. Construction project proponents are required to prepare a Stormwater Pollution Prevention Plan (SWPPP).

Water quality for all surface water and groundwater is regulated by the City of Hollister, Sunnyslope, and San Benito County Water Districts. The three districts would be responsible for coordinating and implementing policies for groundwater quality. The City Council would be responsible for adopting the policies and programs that would reduce construction-related impacts, such as those listed in mitigation measures, as part of the Hollister General Plan. The Development Services Department and Public Works Department would be responsible for implementing and monitoring those policies and programs.

Future development projects related to the Housing Element would be required to comply with all applicable federal, State, and local water quality regulations. As stated in the Hollister General Plan, the RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to control water quality and protect beneficial uses. Hollister falls under the jurisdiction of the Central Coast Regional Board (Region 3). In addition to the above, the City of Hollister would implement plans and policies outlined in the Hollister Area 2008 Urban Water Management Plan.

The Housing programs in GPA 2009-2 will not alter the distribution, location or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to hydrologic, groundwater and drainage would be similar to the impacts evaluated in the 2005-2023 General Plan Final EIR. Future development projects would be required to implement General Plan goals and policies related to hydrology, water quality, and drainage. In addition, implementation of SWMP mitigation measures related to drainage would ensure that impacts of future development projects upon the City’s drainage systems would be *less-than-significant*.

- b. Because the proposed project does not alter the location, density or land uses of the adopted General Plan, it was determined to not have an adverse impact on groundwater levels, a *less-than-significant* impact would result.
- c-e. The General Plan states that the Hollister planning area is wholly composed of alluvial soils, a complex layering of gravel, silty sands, sand, and clayey soil deposited over thousands of years by the San Benito River in a valley that is the remnant of a prehistoric lake. As the majority of the planning area is fairly level, the erosion impacts caused by existing development have been relatively minor, associated with some sheet erosion around the farmlands and intermittent gully erosion around the San Benito River and Santa Ana Creek. The areas most subject to erosion are Park Hill and the vicinity of the San Benito River that has been or is being mined for sand and gravel. The erosion potential throughout the valley floors of San Benito County is low. For this reason, the

potential for erosion and siltation occurring during excavations would generally be low.

Because the Housing Element is a policy-level document that does not include site-specific development proposals, future development projects would be required to implement General Plan goals and policies related to substantial erosion or siltation on- or off-site projects, an increase in the amount of surface runoff resulting in flooding, or stormwater drainage systems they could exceed the capacity of existing or planned stormwater systems. Therefore, the project would result in a *less-than-significant* impact.

- g-i. General Plan Amendment 2009-2 would provide more detailed mapping of the Federal Emergency Management Agency 100 year floodplain on Map 2, the Land Use Plan and Map 14 Flood Areas of the General Plan (see Attachment B). The project would also adjust the phasing for expansion of the City of Hollister Sphere so that lands outside of flood hazard areas would be moved to Phase 1 instead of Phase 4. The project would also add policy to limit residential development in flood hazard areas. The existing policies and programs in the Hollister General Plan address potential flooding issues within the City of Hollister.. Downstream flooding impacts can also occur and these potential impacts would be addressed through the implementation of policies and programs. Studies conducted by the Pajaro Watershed Authority have concluded that stormwater flows from the City Hollister do not currently contribute to peak flows downstream. As a planning document, the mitigation contained in the policies and programs of the Hollister General Plan is intended to assure that future development mitigate potential impacts regarding flooding. Flood control policies and programs will be implemented by development projects within the City of Hollister. Private storm drain improvements will be required for individual on-site collection systems, and they will be the responsibility of the individual parcel developers.

The Housing programs in GPA 2009-2 will not alter the distribution, location or density of land uses approved in the 2005-2023 General Plan Land Use Plan and impacts to hydrologic, groundwater and drainage would be similar to the impacts evaluated in the 2005-2023 General Plan Final EIR. The City would require a case-by-case review of future projects in the Hollister Planning Area and that future projects are consistent with all General Plan goals, objectives, and policies. Adherence to such requirements would reduce potential impacts associated with this issue to a *less-than-significant* level.

- j. A tsunami is a sea wave caused by submarine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The City of Hollister is not in close proximity to the ocean, a landlocked sea, or a lake; therefore the City is not at risk of inundation from these phenomena. The Hollister Planning area is relatively flat and has a low risk of being impacted by mudslides. In addition, the City would be required to comply with the General Plan goals and policies related to mudslides through implementation of regulations found in the Uniform Building Code. Therefore, the proposed project would have *no impact*.

**IX. LAND USE AND PLANNING.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

**Discussion**

- a. The proposed project is a policy-level document that does not include site-specific development plans. Although implementation of a successful Housing Element would be expected to induce long-term growth in the City of Hollister, the lack of site-specific development applications, including the locations and design of projects, makes evaluating the impacts of the proposed project on the community impossible. Future development projects would be required to undergo project-specific review and approval and would be required to adhere to the General Plan goals and policies related to land use. Because the proposed project is a policy-level document that does not include direct development and because future development would be required to adhere to local policies and regulations, ***no impact*** would occur.
- b. The intent of the Housing Element is to assess the housing needs of the City and to set future goals to fulfill those housing needs. Adoption of the Housing Element would not alter existing General Plan land use designations or zoning, nor would new land use designations or zones be created. The General Plan Land Use Element sets policies to ensure that land uses will be compatible with each other and prevents the planning of incompatible land uses adjacent to one another. In addition, the Housing Element itself is an element included in the General Plan and, in accordance with State planning laws the Housing Element must be consistent with the other elements in the General Plan. Because the Housing Element must be consistent with the goals, policies, and regulations set forth in the General Plan regarding land use, a ***less-than-significant*** impact would result.
- c. The City of Hollister must be consistent with the goals, policies, and regulations set forth in the General Plan regarding land use; therefore, the proposed project would not conflict with any habitat conservation plan or natural community conservation plan. Because the proposed project is a policy-level document that does not include direct development and because future development would be required to adhere to local policies and regulations, a ***less-than-significant*** impact would result.



**X. MINERAL RESOURCES.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✖

**Discussion**

- a,b. According to the 1995 Hollister General Plan, the State Mining and Geology Board has designated portions of the Hollister Planning Area as having construction aggregate deposits (sand, gravel, and crushed rock) of regional significance (pursuant to the Surface Mining and Reclamation Act Public Resources Code Section 2710 et seq.). Mineral resources remain potentially available near the San Benito River and are needed to meet future demands in the region. Increased development within the region is likely to create a growing demand for the regionally significant construction aggregate deposits which are located within the Hollister Planning Area. These sites are located outside of the corporate limits on lands designated for Open Space and Public land use on the general plan land use plan. The sites inventory for the draft Housing Element Update includes lands located in the residential and mixed use zoning district. Future residential development to implement the housing programs in the draft update would have no impact on mineral resources in the City of Hollister general plan planning area.

**XI. NOISE.***Would the project result in:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

**Discussion**

- a, c. Successful implementation of the Housing Element would induce growth within the City of Hollister; specifically, residential growth. Residential growth would introduce additional traffic to the local roadway network, which, in turn, would result in a permanent increase in ambient noise levels. Whether or not the increase is considered significant is a function of the amount of traffic noise generated by each project, relative to existing traffic noise levels prior to development of the project.

The City of Hollister includes a centralized urban area surrounded by agricultural lands. The type of housing that could result from the proposed project would include both infill and the expansion of the urbanized limits of the City. The amount of housing would be considered small relative to the amount of housing that already exists within the City, and would be spread throughout the City, which would distribute traffic-related noise impacts throughout the City. An increase of noise in this manner would not be considered a significant increase in ambient noise.

Because the proposed project does not include site-specific development, site-specific evaluation of noise-related impacts is not possible. Future development projects would be required to undergo project-specific environmental review. In addition, future projects would be required to adhere to General Plan goals and policies related to noise, as well as implement mitigation measures found in the Noise chapter of the Hollister General Plan

EIR. Therefore, a *less-than-significant* impact to ambient noise levels would result.

- b, d. Development of future housing to implement the Housing Element requires the use of construction equipment, which would generate an increase in noise levels, as well as potential groundborne vibration. Short-term construction-related noise levels would be higher than current ambient noise levels in a development area, but would be temporary in nature. Activities associated with construction would typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. However, because construction activities would be temporary and would occur during normal daytime working hours, significant adverse public reaction to construction noise would not be anticipated. In addition, construction activities could only be performed during the hours set out by Section 1.04.020 of the Hollister Municipal Code.

Although construction activities could result in periods of elevated noise levels, specific development projects are not proposed in connection with the Housing Element, and future construction activities would be required to comply with the Hollister Municipal Code. Therefore, impacts related to construction noise and groundborne vibration would be *less-than-significant*.

- e, f. According to the Hollister General Plan EIR, the City of Hollister is located within the area included in the Hollister Municipal Airport. As stated in the General Plan, the airport is classified as general utility and accommodates all current aviation aircraft, except certain business jets; therefore, these contours are conservative. The General Plan determined that exposure of people residing or working in an airport land use plan area to excessive noise would not be significant.

The Housing Element does not include site-specific designs or development proposals that would enable an assessment of potential site-specific impacts that could result from future development proposals. Therefore, all future development shall be reviewed to ensure consistency with all regional and local transportation plans and policies, including the Hollister Municipal Airport. In addition, potential future development related to the Housing Element would generally not be expected to occur in the vicinity of the airport. Adherence to applicable plans, policies, and regulations would reduce the potential impacts related to air traffic noise levels to a *less-than-significant* level.

**XII. POPULATION AND HOUSING.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

**Discussion**

- a-c. Although the proposed project does not include site-specific development, the eventual construction of residences associated with the Housing Element will occur, which would induce population growth directly. However, development associated with the proposed project was included in the Hollister General Plan EIR's analysis of population and housing impacts. Because the proposed project is consistent with the General Plan, impacts related to inducing substantial population growth would not be significant. In addition, future development associated with the Housing Element would not require the displacement of existing housing or people, or necessitate the construction of replacement housing. Therefore, approval and implementation of the Housing Element would have ***less-than-significant*** impacts related to population and housing.

**XIII. PUBLIC SERVICES.**

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	

**Discussion****a,b. Fire Protection**

The Hollister Fire Department (HFD) provides fire protection to the City of Hollister. The California Department of Forestry and Fire Protection (CalFire) provides protection from fires in the unincorporated areas of the County for wildland fires. In addition, the San Benito County Fire Department covers the unincorporated areas that are not considered wildland fires. Currently, the HFD provides service from two fire stations located within the City. Fire Station 1 is located at 110. 5th Street. At Fire Station One, the HFD houses one engine company and one Truck Company. Fire Station 2 is located at 1200 Union Road and operates one engine company. According to the City of Hollister,<sup>1</sup> the Hollister Fire Department has one chief, 8 full-time fire fighters and 25 paid-call firefighters. In addition, San Benito County provides fire protection with 2 full-time on duty firefighters and on-call volunteers.

**Police Protection**

The Hollister Police Department (HPD) provides police protection for the City of Hollister. The unincorporated areas of Hollister are patrolled by the San Benito County Sheriff's Department. Currently, the HPD has a station located at 395 Apollo Way and the San Benito County Sheriff's Department is located at 451 Fourth Street. According to the City of Hollister,<sup>2</sup> the HPD has 32 sworn officers. In addition, the City of Hollister has a program for citizens that volunteer to help in crime prevention. The Volunteer in Policing (VIP) program provides a variety of services to enhance the efforts of crime in the City.

Future residential development in the site inventory would be required to undergo

project-specific review, as well as adhere to the goals and policies outlined in the General Plan. Impact fees will be collected for new residential development to off-site the cost of equipment and facilities. The impact fees would not provide funding for additional staff resources required to provide public services to the new residences and will result in a cumulative significant demand for public services without generation of sufficient revenues from property taxes to pay for the services. Mitigation measure PS-1 requires new residential subdivisions and discretionary residential developments to annex to a Community Service District to provide funding for the incremental increase in the demand for public service personnel.

- c. Hollister School District (HSD) provides educational services for the City of Hollister, grades K-8 and grades 9-12, administered by the San Benito High School District. The San Benito High School District reports having an enrollment of approximately 2,700 students, but a maximum capacity of 3,000. San Benito High School District represents enrollment from both within the City of Hollister and from unincorporated areas of the planning area. Alternative education opportunities are offered within the planning area. Services for special education, alternative education, opportunity school, continuation high school, and a community school are offered by the San Benito County Office of Education. Post-secondary opportunities are provided by the Gavilan Community College which is a satellite campus of San Benito Junior College. Gavilan Community College is located in the Briggs Building, 365 Fourth Street in the City of Hollister. The college has an enrollment of nearly 800 students.

In 1998, the State legislature passed Senate Bill (SB) 50, which inserted new language into the Government Code (Sections 65995.5-65995.7) authorizing school districts to impose fees on developers of new residential construction, in excess of the mitigation fees already authorized by Government Code 66000. School districts must meet a list of specific criteria, including the completion and annual update of a School Facility Needs Analysis, in order to be legally able to impose the additional fees.

The Housing programs in GPA 2009-2 will not alter the distribution, location or density of land uses approved in the 2005-2023 General Plan Land Use Plan. There will not be a significant change to school facilities impact from the impacts evaluated in the 2005-2023 General Plan Final EIR. Therefore, a *less than significant* impact would result from GPA 2009-2.

**Mitigation:**

PS-1. LANDSCAPE, LIGHTING AND COMMUNITY FACILITIES DISTRICT. A condition shall be placed on future residential subdivision and site and architectural reviews that requires the applicant to cooperate with the City to facilitate the annexation of the development a Lighting and Landscaping District and a Community Facilities District. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent or waiver requested by the City in order to expedite the inclusion of the subdivision in such a district. [Development Services Department, City Council]

**XIV. RECREATION.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	✖	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

**Discussion**

- a,b. As of 2005, the City of Hollister had 17 parks. According to the General Plan EIR, Hollister currently provides approximately 4.1 acres of parks and recreational facilities per 1,000 residents, if the Veteran's Memorial Park (owned and operated by the County of San Benito) is included. The City of Hollister is above the standard of four acres per 1,000 residents that has been established by the Parks Facility Master Plan. New development is projected throughout the City and new parks and recreation facilities will be needed to serve new development.

However, future development projects would be required to comply with the Quimby Act (California Government Code 66477). In accordance with Ordinance 953 Exhibit A, project proponents would be required to dedicate land equal to or greater than four acres of parkland for every 1,000 residents or pay in-lieu fees. Currently, the City of Hollister meets the requirements under the Quimby Act. The park impact fees will help pay for the expansion and construction of recreation facilities but will not fund the costs of maintenance.

Future residential development in the site inventory would be required to undergo project-specific review, as well as adhere to the goals and policies outlined in the General Plan. Impact fees will be collected for new residential development to off-site the cost of equipment and facilities. The facility and park impact fees would not provide funding for additional staff resources required to provide public services to the new residences and will result in a cumulative significant demand for public services without generation of sufficient revenues from property taxes to pay for the services. Mitigation measure PS-1 requires new residential subdivisions and discretionary residential developments to annex to a Community Service District to provide funding for the incremental increase in the demand for public service personnel.

The Hollister Housing Element contains goals, policies, and programs rather than specific projects. Future development anticipated in the Housing Element would increase the demand for additional parkland in the City. The proposed project is a policy-level document that does not include site-specific development plans. All future residential development shall be reviewed to ensure consistency with the Hollister General Plan and all applicable City ordinances. New subdivisions shall be required to contribute to park impact fees to off-set the demand for parkland from population growth caused by new residential construction. Because the proposed project does not include site-specific development and future development would be required to adhere to City regulations and standards, a *less-than-significant* level would result.

**XV. TRANSPORTATION/CIRCULATION.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a,b. According to the analysis of the traffic study in the Hollister General Plan EIR, all of the existing roadways operate at acceptable levels of service (LOS) at LOS A through LOS C, except for the following roadways, which have segments that operate at an unacceptable LOS D, during at least one of the peak hours:

- San Felipe/San Benito and Santa Ana Rd.;
- San Benito St. and Fourth St.;
- San Benito St. and Nash Rd.; and
- McCray St. and Hillcrest Rd.

The analysis under the 2023 plan shows that the LOS for San Benito Street/Fourth Street (LOS E) and Airline Highway (SR 25)/Sunnyslope Road (LOS D) would be at an unacceptable LOS in at least one of the peak hours. The current LOS in place under the 2023 plan would improve the current LOS for roadways to meet future demand of traffic for both the City of Hollister and San Benito County.

An amendment to the General Plan will not be required to meet the new construction needs for the 2009-2014 program periods. The San Benito County Council of Governments updated the Traffic Impact Fees in 2008. The update incorporated capital improvements identified in the Circulation Element of the City of Hollister General Plan.



The sites inventory analysis in the draft Housing Element concludes that the City of Hollister has sufficient capacity to provide 3,049 residential housing sites from previously approved or allocated development and infill of existing lands zoned for residential or mixed use residential zoning districts.

Residential development to meet the new construction needs for the program period will contribute to a cumulative demand for localized and area-wide traffic improvements. Traffic improvements have been incorporated into conditions of approval for nearly 1000 dwelling units with existing allocations/approvals. The proposed Housing Programs will not alter the approvals for these developments therefore there would be a less than significant impact from GPA 2009-1 to existing approved housing developments.

It is anticipated that an additional 2049 units will be available for new construction in the existing residential or mixed use zoning districts but the precise locations are speculative at this time. These future residential development projects would be required to follow the City's regulations and development standards and implement localized traffic improvements as warranted on a project-by-project basis. Mitigation Measure T-1 requires payment of traffic impact fees to fund the cumulative impact of residential development on the City of Hollister transportation system. Therefore, a *less-than-significant impact* would result.

- c. The City of Hollister has two facilities that have air traffic, the Hollister Municipal Airport and the Hazel Hawkins Hospital. The Hazel Hawkins Hospital maintains a heliport at its Hollister facility.

The Housing Element does not include site-specific development proposals that would enable an assessment of potential site-specific impacts related to an increase in traffic levels near the airports; therefore, all future development projects would be required to undergo review to ensure consistency with all regional and local transportation plans and policies, including compliance with the Hollister Airport Master Plan. In addition, it should be noted that potential future development related to the Housing Element would not generally be located in the vicinity of the airports. Therefore, impacts related to interference with existing air traffic patterns would be *less-than-significant*.

- d,e. The proposed project does not include site-specific development proposals that would enable an assessment of the adequacy of road design and emergency access with any precision. Future development projects would be evaluated on a project by project basis for potential safety impacts and to determine adequacy of emergency access prior to approval. Therefore, the proposed project would have a *less-than-significant* impact related to hazards resulting from roadway design features.
- f. The City of Hollister regulates the design of development to ensure proper parking facilities. The City's parking regulations and requirements can be found in Chapter 17.48 of the Hollister Municipal Code. Because the proposed project does not include site-specific development, and future development would be required to adhere to City regulations related to parking, a *less-than-significant* impact would result.
- g. According to the Hollister General Plan EIR, the City of Hollister works with many organizations to implement plans and programs for alternative modes of transportation. Policies of the General Plan address and encourage cooperation with transit providers,

development of appropriate transit facilities (such as bus stops and shelters), and demand for service systems such as dial-a-ride. The General Plan Circulation Element also identifies locations and standards for trails, routes, lanes, and related bicycle facilities. Because the Hollister General Plan recognizes and incorporates plans and programs that support alternative modes of transportation, and because site-specific development proposals are not included as part of the proposed project, conflicts with policies and alternative transportation would not occur; therefore, a *less-than-significant* impact would result.

- T-1     REGIONAL TRAFFIC IMPACT FEES:     The City of Hollister shall collect traffic impacts fees from new residential development prior to the final occupancy inspection to fund area-capital improvement programs for area-wide traffic improvements identified in the City of Hollister General Plan. [Building Department, Development Services Department]

**XVI. UTILITIES AND SERVICE SYSTEMS.***Would the project:*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

**Discussion**

- a, b, e The City currently treats domestic and industrial wastewater at its new regional immersed membrane bioreactor (MBR) wastewater treatment plant located on the west side of the City, on the north side of San Juan Hollister Road. The plant has a design capacity of 5.0 million gallons per day (MGD) and produces effluent that meets Title 22 requirements for disinfected tertiary recycled water.

In accordance with the implementation of the Long Term Wastewater Management Plan (LTwMP) filed with the Water Quality Control Board, the City is currently implementing a long-term program of phased improvements for the disposal and reuse of reclaimed wastewater including spray fields, non-potable irrigation for landscaping, and certain agricultural uses. The new facility expands the City's ability to provide wastewater treatment service for the next 10 years, with an additional five years of expansion possible with the expansion of the membrane biological reactor. The City will continue to implement efforts to improve water quality and also to implement the water conservation measures. The plant has the capacity to treat the new construction need in the draft 2009-2014 Housing Element of 3049 new residential units. The amendments

to the other elements of the General Plan described in the Project Description of this Initial Study would not affect the capacity of the MBR wastewater treatment plant or induce population growth. The impact of future development associated with the proposed housing element revision and General Plan amendments related to geologic hazards, flood areas and hazard mitigation planning to wastewater treatment facilities and requirements would result in, a *less-than-significant* impact.

- c. The Hollister General Plan EIR states that development of planned land uses will affect the drainage system in the planning area. New development will result in greater areas of impervious surfaces such as streets, roofs, sidewalks, and parking lots. Because future development within the City would increase impervious surfaces, increased runoff that would require retention would result. New development would either have to discharge stormwater to existing retention facilities or construct new facilities. Retention needs would depend on the particular constraints of each project and would be determined on an individual basis, as development applications are submitted and reviewed by regulatory agencies. Drainage improvements within the City of Hollister have already been implemented, including areas along Hillcrest Road, South Street, and Cienega Road.

Because the Housing Element is a policy-level document, the Housing Element does not include any site-specific proposals that would enable an assessment of potential site-specific drainage impacts that could result from future development projects. Future projects would be required to undergo project-specific environmental review. Therefore, because the proposed project would not include direct development, and because future development would be required to comply with City regulations, a *less-than-significant* impact would occur.

- d. The report from the Hollister Area Urban Water Management Plan 2000 (July, 1999) addresses water supply and demand in the Hollister area, Water Conservation programs, Water Shortage Contingency Plans, and Water Recycling. Projections from the report stated that a sustainable water supply exists for the Hollister area through the year 2020; however, that projection includes treated San Felipe Water for Municipal and Industrial use, with the assumption that such treated water would be available to serve urban growth during the 2000 - 2020 timeframe.

According to the General Plan EIR, during the year 2004, the City of Hollister obtained 69 percent of its potable drinking water from its seven active deep groundwater wells throughout the City and Cienega Valley, 24 percent from San Felipe surface water, treated at the LESSALT Water Treatment Plant, and seven (7) percent through distribution system inter-ties with the Sunnyslope County Water District.

The Housing Element is a policy-level document and does not include site-specific development proposals that would enable an assessment of potential site-specific impacts to water supply. Future development projects would be subject to project-specific environmental review and would be required to comply with General Plan goals and policies related to water facilities. In addition, future projects would be required to comply with SB 610 and SB 221, which require large developments to prove their ability to obtain adequate water supply for their projects. Therefore, a *less-than-significant* impact would result.

- f.g. Solid waste collection and disposal services are provided to the City of Hollister under contract by the Hollister Disposal Company. Solid waste is deposited into the John Smith landfill, which is a Class III non-hazardous facility. The John Smith landfill is located on John Smith Road east of Fairview Road and east of the Hollister Planning Area. As stated in the General Plan, development consistent with the General Plan 2020 will result in increased solid waste generation. Depending on the accuracy of the population projection and business growth for both the City of Hollister and County of San Benito, a sufficient landfill capacity is expected until approximately 2016. In addition, in December, 2001 the County of San Benito received approval from the California Integrated Waste Management Board to utilize the final 13 acres of the existing site, which completes the landfill footprint to 44 acres of the total 57 acres. The additional acreage would allow for the capacity of solid waste to reach 250 tons per day, which could be reached within the next 24 years. The facility currently handles an average of approximately 175 tons per day. Public Resource Code mandates that City and County jurisdictions maintain a 15 year planning horizon.

An amendment to the General Plan Land Use Plan will not be required to meet the new construction needs for the 2009-2014 program period because the project will not alter the location, distribution or density of the Land Use Plan. The Site Inventory in the Draft Housing Element relies on existing approved development and existing lands that are zoned for residential or mixed use development to meet the new construction requirement of 3,049 dwelling units during the program period. Future development projects would be required to comply with City regulations including requirements in Chapter 15.04 of the Municipal Code that require diversion waste disposal from construction or demolition and recycled waste disposal services. The impacts associated with solid waste would be *less-than-significant*.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE.</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	✖		<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✖	<input type="checkbox"/>

### **Discussion**

- a. As mentioned previously, to a large extent, the City of Hollister has been disturbed by human activity and does not provide suitable habitat for special-status plant and wildlife species. Seasonal wetlands, such as the wetland ponds on the north and south sides of John Smith Road, could be adversely impacted.

If construction were to be proposed adjacent to any wetland habitat, a delineation (verified by the Corps) may be required to ensure that wetland habitats are avoided to the maximum extent practicable. Compliance with the Hollister General Plan programs and policies, along with state and federal laws, would provide protection for the wetlands that would potentially be impacted as a result of development consistent with the Hollister General Plan.

A detailed study of animal movement has not been conducted for the Planning Area, although knowledge of the area, species habitat, and the ecology of the species on and in the vicinity of the site permits sufficient predictions about the types of movements occurring in the region. The Planning Area supports some significant areas of natural habitats, but development within the Planning Area would only slightly reduce the amount of regional habitat available for native wildlife, including the special-status species known to occur regionally.

An amendment to the General Plan Land Use Plan or the City of Hollister zoning map is not proposed to implement housing programs for the 2009-2014 program period. The distribution and density of residential development will be consistent with the pattern of

residential growth evaluated in the City of Hollister 2005-2023 General Plan EIR. Implementation of General Plan Amendment 2009-2 will not result in a significant change to the fish and wildlife impacts evaluated in the 2005-2023 General Plan EIR. All future development projects would be required to undergo site-specific environmental review, at which time the impacts to biological resources would be determined and mitigation would be required to reduce the project's impacts to a less-than-significant level. Therefore, the proposed project would have a *less-than-significant* impact to special-status species and sensitive natural communities.

- b. Development that converts rural areas to urban/suburban uses may be regarded as achieving short-term goals to the disadvantage of long-term environmental goals. However, long-range planning to establish policies, programs, and measures for the efficient and economical use of resources mitigates the inevitable impacts resulting from population and economic growth. Long-term environmental goals, both broad and specific, have been addressed previously in several environmental documents, the most comprehensive being the Hollister General Plan EIR. Mitigations Measures PS-1 and T-1 will reduce cumulative impacts from buildout of residential land identified in the housing inventory to an insignificant level. Furthermore, development projects would be required to undergo site-specific environmental review for both short-term and cumulative impacts, and implement any mitigation measures required to reduce those impacts to less-than-significant levels. Therefore, the impact related to the proposed project would be *less-than-significant with the proposed mitigation measures*.
- c. The loss of prime agricultural land is considered both a "cumulatively considerable impact" and a "substantial adverse impact," both direct and indirect. As mentioned previously, most of lands in the inventory of housing sites are designated as Built-up lands with no agricultural value. There are four sites that are designated as prime but two are not considered to be viable because of urban encroachment and size (five acres). The City of Hollister previously adopted overriding findings for the unavoidable significant conversion of Prime Farmland. The sites inventory for GPA 2009-2 will not induce conversion of additional agricultural lands and the impacts would be less than significant.

## Endnotes

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<sup>1</sup> [http://www.Hollister.ca.gov/index.php?option=com\\_content&task=view&id=212&Itemid=95](http://www.Hollister.ca.gov/index.php?option=com_content&task=view&id=212&Itemid=95), accessed April 10, 2008.

<sup>2</sup> [http://www.Hollister.ca.gov/index.php?option=com\\_content&task=view&id=162&Itemid=99](http://www.Hollister.ca.gov/index.php?option=com_content&task=view&id=162&Itemid=99), accessed April 10, 2008.

**ATTACHMENT A – SUMMARY OF GENERAL PLAN POLICY AND IMPLEMENTATION PROGRAM  
CHANGES FROM GENERAL PLAN AMENDMENT 2009-2**

<b>Attachment A Policies and Implementation</b>	<b>Education, coordination, administration and outreach</b>	<b>Information Collection Monitoring</b>	<b>General Plan Amendment</b>	<b>Ordinance Amendment</b>	<b>New Design Guidelines</b>	<b>Growth Allocations</b>	<b>Subdivision or Site and Architectural Review</b>
<b>H1.1: Local Government Leadership:</b> Establish affordable housing as a citywide priority, with local government taking a proactive leadership role in working with community groups and other agencies on identified housing element implementation actions in a timely manner.  <input type="checkbox"/> Update the Housing Element Regularly [H.DD] [H.V] <input type="checkbox"/> Prepare information and conduct outreach on housing issues [H.U]	X	X	X				
<b>H1.2: Community Participation in Housing and Land Use Plans:</b> Assure effective and informed public participation from all economic segments of the community in the formulation and review of housing and land use issues, policies, and programs.  <input type="checkbox"/> Establish partnerships with the community to establish neighborhood associations[H.DD][H.P] <input type="checkbox"/> Host an annual community forum for Housing issues in Hollister [H.G]	X  X						
<b>H1.3: Managed Growth that meets Regional Housing Needs Determinations:</b> Manage new growth and assure orderly development of vacant land while expanding public services and infrastructure to meet housing need. Assure that a growth management program does not preclude the City's ability to meet affordable housing goals for lower and moderate-income households. <input type="checkbox"/> 2008-2010 Allocation: Allocate at least 120 units for affordable housing and target 58% of the allocations for multi family and mixed use land use zoning districts [HN] <input type="checkbox"/> 2011-2012 Allocation: Allocate at least 80 affordable units and 45% of the allocations to multi-family and mixed use land use zoning districts [HN] <input type="checkbox"/> Modify the growth control ordinance after the expiration of Measure U [H.Q]	-			X		X  X	X  X



Policies and Implementation	Education, coordination, administration and outreach	Information Collection Monitoring	General Plan Amendment	Zoning Ordinance Amendment	New Design Guidelines	Growth Allocations	Subdivision or Site and Architectural Review
<b>H1.4: Timing of Housing and Infrastructure:</b> Continue to support the timing of new housing with needed infrastructure improvements.  Expand sewer and water system capacity to meet housing needs [H.I]		X					
<b>H1.5: Equal Housing Opportunity:</b> Ensure equal housing opportunities for individuals and families seeking housing in Hollister are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.  <input type="checkbox"/> Respond to fair housing complaints <input type="checkbox"/> Disseminate fair housing information [H.FF]	X X	X X					
<b>H1.6: Monitoring, Evaluation and Revisions:</b> Establish a regular monitoring and update process to assess housing needs, opportunities, and achievements, and modify policies, programs and resource allocations as needed.  <input type="checkbox"/> Implement monitoring systems [H.Z] <input type="checkbox"/> Update the Housing Element regularly [H.W] <input type="checkbox"/> Conduct an annual Housing Element review [H.W]		X  X	X				
<b>H1.7: Legislative efforts:</b> Work with other jurisdictions in San Benito County and the surrounding areas to support key legislation that assists cities in providing affordable housing consistent with the General Plan.  <input type="checkbox"/> Prepare information and conduct outreach on housing issues [H.G]	X	X					

<b>Policies and Implementation</b>	<b>Education, coordination, administration and outreach</b>	<b>Information Collection and Monitoring</b>	<b>General Plan Amendment</b>	<b>Zoning Ordinance Amendment</b>	<b>New Design Guidelines</b>	<b>Growth Allocations</b>	<b>Subdivision or Site and Architectural Review</b>
<b>Goal H2 Maintain and enhance existing housing and blend well designed new housing into neighborhoods and communities</b>							
<b>H2.1: Housing design process:</b> Review proposed new housing to achieve excellence in development and design through an efficient project review process. <input type="checkbox"/> Administer Design review and refine the design review process [H.H]		X					X
<b>H2.2: Design that fits into the Neighborhood Context:</b> Enhance neighborhood identity and sense of community by designing new housing with a sensitive transition of scale and compatibility with the surrounding neighborhood. <input type="checkbox"/> Adopt Criteria for use in design review and refine the design review process [H.H]					X		
<b>H2.4: Resource Conservation:</b> Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long term housing affordability. <input type="checkbox"/> Publicize energy conservation programs and reward energy efficient projects under the allocation program [H.J.] [H.U] <input type="checkbox"/> Apply Title 24 requirements [H.I]	X	X					
<b>H2.3: Housing Design Principles:</b> Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principles: a. Building Bulk Requirements b. Street Patterns c. "Sense of Place" d. Visual Impact of Parking and Garages d. Quality Building Materials <input type="checkbox"/> Adopt criteria for use in design review and refine the design review process [H.H]					X		

<b>Policies and Implementation</b>	<b>Education, coordination, administration and outreach</b>	<b>Information Collection and Monitoring</b>	<b>General Plan Amendment</b>	<b>Zoning Ordinance Amendment</b>	<b>New Design Guidelines</b>	<b>Growth Allocations</b>	<b>Subdivision or Site and Architectural Review</b>
<b>H2.5: Renewable Energy Technologies:</b> Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible. <input type="checkbox"/> Promote solar design <input type="checkbox"/> Encourage “green” building standards and processes	X X						
<b>H2.6: Maintenance and Management of Quality Housing:</b> Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low and moderate income homeowners and rental property owners with lower income tenants. Make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.  <input type="checkbox"/> Link code enforcement with public information programs [H.BB] <input type="checkbox"/> Assist in maximizing use of rehabilitation loan programs [H.V]	X X						
Goal H3 Use Land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.							
<b>H3.1: Variety of Housing Choices:</b> Achieve a mix of housing types, densities and designs to provide choice in owner and renter housing, housing close to jobs and transit, mixed use housing, varying affordability levels, mobile homes and manufactured housing, assisted living and supportive housing, and other housing types.  <input type="checkbox"/> Implement mixed-use development standards [H.F & H.L] Implement zoning amendments for mobile and manufactures homes		X		X			X

Policies and Implementation	Education, coordination, administration and outreach	Information Collection and Monitoring	General Plan Amendment	Zoning Ordinance Amendment	New Design Guidelines	Growth Allocations	Subdivision or Site and Architectural Review
<b>H3.2: General Plan and Zoning for Housing:</b> Maintain an adequate supply of land designated for all types of residential development to meet the regional housing need. Within this total, maintain a sufficient supply of land for multi-family housing and mixed use housing to meet the quantitative housing need for very low, low, and moderate income housing units.  <input type="checkbox"/> Utilize inventories sites for multi-family infill housing when opportunities arise		X					
<b>H3.3: Efficient Use of Housing Sites and Establishment of Minimum Densities:</b> Approve well-designed projects at the mid to high range of general plan densities; do not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time require applicants to show that proposed developments do not prevent subsequent development of the site to its minimum density.  <input type="checkbox"/> Update land use plans to facilitate multi-family infill housing [H.L][H.N] [H.Q][H.Y]		X				X	
<b>H3.4: Impact and Planning Fees:</b> Continue to allow lower sewer and water connection fees and lower traffic impact fees for multi-family development.  <input type="checkbox"/> Review impact and planning fees [H.C]		X					
<b>H3.5: Employee Housing: Encourage</b> employers developing large projects (100+ employees) to provide housing opportunities for their employee's onsite or offsite.  <input type="checkbox"/> Utilize land use plans to facilitate multi-family infill housing [H.F] [H.N] [H.Q]		X				X	

<b>Policies and Implementation</b>	<b>Education, coordination, administration and outreach</b>	<b>Information Collection and Monitoring</b>	<b>General Plan Amendment</b>	<b>Zoning Ordinance Amendment</b>	<b>New Design Guidelines</b>	<b>Growth Allocations</b>	<b>Subdivision or Site and Architectural Review</b>
<b>H3.8: Second Units:</b> Encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City by simplifying permit review and encouraging that in new subdivisions over 10 units a portion of the lots construct a second dwelling unit by creating appropriate incentives. Consistent with State housing law, exempt second dwelling units from area density calculations. <input type="checkbox"/> Provide information on second units for homeowners [H.E] <input type="checkbox"/> Amend Zoning Ordinance to allow second units in R3, R4 and Mixed Use zones where lot consolidation is not possible a lot is less than 8,000 square feet[H.E]	X			X			
<b>H3.9: Encourage Site Planning Conducive to Physical Activity:</b> Encourage design and site planning of residential developments that have features and amenities that support physical activities. <input type="checkbox"/> Utilize land use plans to facilitate multi-family infill housing [H.H][H.Y]		X				X	
<b>Goal H4</b> Develop affordable housing opportunities							
<b>H4.1: Fair Share:</b> Promote a “fair share” of well-designed affordable and varied housing in all neighborhoods throughout the City. <input type="checkbox"/> Implement Condominium Conversion Ordinance and accompanying inclusionary regulations. [H.R and H.X]	X	X					
<b>H4.2: Protection of Existing Affordable Housing:</b> Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing. <input type="checkbox"/> Protect “at-risk” units [H.S]	X	X					

Policies and Implementation	Education, coordination, administration and outreach	Information Collection and Monitoring	General Plan Amendment	Zoning Ordinance Amendment	New Design Guidelines	Growth Allocations	Subdivision or Site and Architectural Review
<b>H4.4: Establish options for Meeting future Inclusionary Requirements:</b> The City will establish its primary intent and strategy for adopting an inclusionary requirement. Coinciding with the sunset of Measure U, the City will determine the standards by which additional density will be allowed when projects provide a defined percentage of units affordable to low and moderate income households. <input type="checkbox"/> The City will allocate for affordable units while Measure U is in affect and assess the need to adopt an Inclusionary Housing Ordinance [H.N.][H.R.]						X	
<b>H.4.5 Leveraging of Public Funds:</b> The City shall encourage private investments in affordable housing buy continuing to leverage public funds where possible. <input type="checkbox"/> Implement plan to expend funding resources [H.AA]		X					
<b>H4.6: Long-Term Housing Affordability:</b> Establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs and as a condition of development approval remains affordable over time to the income group for which it is intended. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability in such units. Provide assurance through recorded agreements and monitor their continuing affordability.  <input type="checkbox"/> Protect “at-risk” units [H.S][H.KK]		X					
<b>H4.9: City Actions to Achieve Affordable Housing Goals:</b> Utilize the unique powers of the City’s Redevelopment Agency and other means to assist in achieving the City’s housing goals, especially housing for lower income  <input type="checkbox"/> Facilitate development at key housing sites [H.X]households.	X					X	



Policies and Implementation	Education, coordination, administration and outreach	Information Collection and Monitoring	General Plan Amendment	Zoning Ordinance Amendment	New Design Guidelines	Growth Allocations	Subdivision or Site and Architectural Review
<b>Goal H5</b> Provide housing for special needs population							
<b>H5.1: Special Needs Groups, including Special Needs Households, and Density Bonus units for Special Needs:</b> Actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people with disabilities, farm workers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.							
<input type="checkbox"/> Monitor special needs housing [H.CC]		X					
<input type="checkbox"/> Maintain and develop partnerships with local organizations and agencies [H.DD]	X						
<input type="checkbox"/> Host an annual community forum for Housing issues in Hollister Program [H.G][H.W][H.DD]	X						
<b>H5.2: Farm worker Housing:</b> Continue to work with the County to find solutions to farm worker housing needs and support efforts and provide assistance to develop appropriate solutions to providing temporary or permanent affordable farm worker housing.							
<input type="checkbox"/> Establish zoning for farm worker housing [H.O]				X			
<b>H.E</b> The City shall process a Zoning Ordinance amendment to allow Second Units in select instances in higher density residential and mixed use zones.				X			
<b>H.F</b> Foster lot consolidation to encourage the creation of lots more conducive to the development of higher density affordable infill housing projects where necessary in the City of Hollister.				X			

Policies and Implementation	Education, coordination, administration and outreach	Information Collection and Monitoring	General Plan Amendment	Zoning Ordinance Amendment	New Design Guidelines	Growth Allocations	Subdivision or Site and Architectural Review
<p><b>H.D. Amend the standards for Homeless Shelters and Transitional Housing</b>, identified as Small or Large Temporary Residential Shelter (LTRS or STRS), are permitted in the North Gateway (NG) zoning district provided that each establishment meets specified objective location and operational standards. In order to comply with SB2, the words “by right” shall be added to the code section, clearly indicating homeless shelters are allowed by right without any discretionary approval.</p> <p>For clarification, additional language shall be added describing Supportive and Transitional Housing such that they shall be treated as residential uses and subject to only those restrictions that apply to other residential uses in the same zone. The City shall establish a partnership with providers who establish short-term bed facilities for segments of the homeless population, including specialized groups such as the mentally ill and chronically disabled, to further demonstrate the City’s support of the development of Transitional and Supportive Housing. The City shall also continue to assist with the identification of potential locations for SRO projects and will offer providers City assistance with grant writing and other technical assistance.</p>				X			
H.K Process Zoning Ordinance amendment for mobile homes and manufactured homes.							
H.M Prepare an expedited development review process for affordable housing development by the following means. The process for affordable housing review shall be adopted by the City by July 2011 and will be used on an ongoing basis thereafter.	X						
H.P Participate in partnership fashion with both South County Housing and Community Services Development Corporation to facilitate the development of affordable housing opportunities.	X						



<b>Policies and Implementation</b>	<b>Education, coordination, administration and outreach</b>	<b>Information Collection and Monitoring</b>	<b>General Plan Amendment</b>	<b>Zoning Ordinance Amendment</b>	<b>New Design Guidelines</b>	<b>Growth Allocations</b>	<b>Subdivision or Site and Architectural Review</b>
HEE Amend adopted density bonus requirements as necessary to comply with new changes in state law.				X			
H.GG Continue to implement the Owner Occupied Rehabilitation Program.	X						
H.HH Continue to implement the Hollister Second Mortgage (HSMP) Program.	X						
H.II Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.	X						
H.JJ The Development Services Department will maintain inventory of vacant buildings/properties in the Downtown Measure Y growth management exemption area and host annual informational property owner meetings to inform property owners about options for infill development on upper levels and under-utilized properties.	X	X					

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## ATTACHMENT B

### Amendment to Chapter Two: Land Use and Community Design Element

#### Proposed Map Changes:

- ⇒ Amend Map 2, Land Use Plan to illustrate the FEMA and Department of Water Resources Awareness floodplain areas .
- ⇒ Amend Map 6, Phasing Strategy to remove lands with a residential land use designation near Santa Ana Road that are within the 100 year flood zone from Phase 1 and place the land in Phase 3. The map amendment would also place an equivalent amount of land north of Buena Vista Road in Phase 1 instead of Phase 4 (see Attachment A).

#### INFILL AND PHASING STRATEGIES

As Hollister continues to grow, development pressure on the edges of the City will increase. Without a strategy to counterbalance this pressure, development will creep further from the core of Hollister. If this happens, new buildings will begin to cover the scenic hillsides that surround Hollister and the City will have a more difficult time extending municipal services to all its residents. To promote concurrent development, Hollister should actively encourage infill development for the next five years.

As a first step, the City should attempt to annex any county "islands" that are within the city limits, making these sites "ripe" for development. Once this has occurred, sites that are within the SOI should be encouraged to develop before development extends to the surrounding areas.

As another component of the Infill Strategy, Hollister shall allocate a portion of the legally permissible units under the City's existing growth management restrictions to be developed exclusively in the Downtown area (bounded by Santa Ana Road and North Street Extension to the north, Nash Road and Sunnyslope Road to the south, Monterey Street to the west, and Highway 25 Bypass to the east) illustrated on Map 5: Infill Development Strategy. By allocating housing units to this area, Hollister is able to meet its regional housing needs while still conforming to and maintaining the spirit of the voter-approved growth management ordinance. Directing residential activity Downtown creates market-rate housing stock without contributing to sprawl or consuming the green fields that surround the City. The additional residences also establish an expanded market for retail, entertainment and other commercial services in Downtown Hollister.

Map 6: Phasing Strategy highlights areas outside of the City's SOI that should not be developed until the SOI is sufficiently built out **or until a comprehensive program to reduce the potential flood hazards to residentially designated lands is adopted with a funding mechanism for construction of any necessary improvements.** Once this occurs, each development phase will be prioritized in sequence; applications for projects in the Phase 1 district will be promoted in favor of projects in Phases 2, 3 **or 4.** The preparation of a Specific Plan that offers Hollister a high-quality product or a unique opportunity is an alternative way for a development project to gain priority.

Even with these identified priority areas and the phasing strategy, the City cannot force development to occur in these places. In order to implement the phasing plan, Hollister should offer incentives that make the infill development and phased growth areas the easiest, fastest, and most desirable places for developers to build new residential units. To accomplish this, Hollister

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## **Amendment to Chapter Five: Community Services and Facilities Element**

### **Proposed Map Changes:**

- ⇒ Amend Map 14 'Hollister Flood Zones' to add the Department of Water Resources Awareness Floodplain.

### **Hollister Today**

#### **Hydrology**

There are two significant surface water features within the Planning Area - the San Benito River and Santa Ana Creek. The San Benito River flows from southeast to northwest in the southern portion of the Planning Area. Much of the Planning Area drains northerly to Santa Ana Creek, which flows into San Felipe Lake, located approximately seven miles north of the Hollister Municipal Airport. Annual rainfall, most of which takes place during the fall and winter, generally limit the amount of surface water in local stream systems.

The Planning Area overlies three hydrologic sub-basins: the San Juan sub-basin, the Gilroy-Bolsa sub-basin and the Hollister sub-basin. These sub-basins are separated by faults that serve as barriers to water flow. Groundwater recharge occurs mostly through infiltration from streams (mainly the San Benito River and Tres Pinos Creek south of Hollister).

#### **Non-point Source Pollution**

Non-point source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into bodies of water.

#### **Best Management Practices (BMP's)**

Best Management Practices are guidelines used to ensure that project design, construction, and maintenance are conducted so as to control urban runoff and to minimize the impact on the surrounding environment.

#### **Drainage**

The principal drainage basins in the Hollister Planning Area are the San Benito River and the Santa Ana Creek basins. All runoff from the Planning Area flows to one of these basins. The San Benito River flows through the southern and western portion of the Planning Area, while Santa Ana Creek and its tributary flow through the eastern and northern portions of the Planning Area. Hollister and its environs have historically been subject to flooding and a number of improvements have been installed to drain the area.

In response to growth that was occurring in and around the Planning Area, the City of Hollister commissioned a series of planning and engineering studies to address drainage needs. The Storm Drainage Element of the Public Works Master Plan (1985) was completed and the need for a series of storm drainage improvements was identified. Since implementation of the Plan began, a number of drainage improvements and detention ponds have been installed or are in the

process of construction. Those that have been completed include the San Juan Road/South Street/Hillcrest Road trunk line, the Rustic Street system including the detention pond, and a downstream portion of the Bundeson storm line south of Nash Road in the Cienega Road area. Currently, the Enterprise Road storm line, which serves a portion of the southeast sector of the Planning Area, is under construction. An engineering study **for a citywide storm water master plan is planned for FY 2009-2010 of the Santa Ana Creek and its tributary** is underway to determine the extent of storm drainage improvements required in this basin. **In 2008**~~1991~~, a flood insurance study commissioned by the Federal Emergency Management Agency (FEMA) was completed, which addresses floodplain patterns and floodplain management **and the revised maps will become effective soon. The State Department of Water Resources has identified potential flood hazard areas that are not included in the FEMA 100 year flood zone. Both flood hazard areas are shown on Map 14.**

**The San Justo Reservoir is located southwest of the Hollister General Plan Planning Area. Based on the Bureau of Reclamation Flood Inundation Study for the San Justo Dam and Dike, the planning area is outside of the probable inundation area.**

### **Amendment to Chapter 5, Community Services and Facilities Element Policy and Implementation Program Amendments:**

#### **Community Services and Facilities Element Policy CSF3.5 Infiltration Areas**

Require new development to identify sites which may be used for vegetated swales or strips, infiltration, media infiltration, water-oil separators, wet ponds, constructed wetlands, extended detention areas and multiple system which may enhance water quality **and groundwater recharge.**

### **Amendment to Chapter 7, Natural Resources and Conversation Element Policy and Implementation Programs**

#### **NRC Element Policy 1.6**

##### **Enhancement of Creeks and Drainage ways**

Explore enhancement of, and support continuous upgrades to, drainage ways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage **and groundwater recharge**. Require setbacks, creek enhancement and associates riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.

### **Amendment to Chapter 8 Health and Safety Element:**

#### **Health and Safety Element**

This section of the General Plan covers two of the seven State-mandated General Plan elements:

Safety and Noise. The purpose of the Safety section is to identify and appraise hazards in the community in order to assure community safety. Information on Safety issues has been coordinated with the other elements of the City's General Plan, particularly Land Use, Open Space and Conservation. The extent of a hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

Noise issues are most closely associated with the Land Use and Circulation portions of the Hollister General Plan. Specific concerns addressed are: (1) establishment of noise compatible land uses; (2) regulation of new development to limit noise impacts on noise-sensitive uses; (3) minimization of traffic noise; (4) enforcement of noise standards to protect the existing quality of life; and (5) insulation of residences exposed to excessive levels of noise.

Below is a review of State law requirements for the two mandated elements covered in this chapter of the General Plan.

### **Hollister today**

Safety issues have been required to be addressed as part of local general plans since 1971. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over \$500 million in property damage, and the devastating wildland fires in September and October of 1970, were largely responsible for prompting the Legislature to pass this requirement. The following citation is from Government Code Section 65302(f),

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

Geologic and safety hazards are related to landforms and sub-surface features, and thus often cross jurisdictional boundary lines. To eliminate duplicative efforts, State law allows cities to adopt the relevant portions of their county's safety elements, as long as the element is sufficiently detailed and complies with all other General Plan requirements (Government Code, Section 65350).

The County's Seismic and Safety Element is a comprehensive document, addressing seismic, geologic, structural and other hazards countywide. The element addresses specific issues in Hollister but contains no policies specific to Hollister land use and development. However, information related to seismic and geologic hazards included in the County element is incorporated by reference.

**The following information supplements the County element. There is potential for earthquake, landslide and liquefaction hazards in some portions of the City of Hollister and the General Plan Planning Area. Figures 1 and 2 illustrates that there is one localized area in the City of Hollister near Park Hill that has the potential for Landslide Hazard.**

**This property area is also within the Alquist Priolo Earthquake Fault Hazard zone. Figure 3 illustrates the potential for liquefaction hazards in the planning area. The City of Hollister has adopted a fault hazard overlay zone that establishes procedures for geologic fault hazard assessments if required by the Alquist-Priolo Earthquake Fault Zone Act. The City of Hollister is not located within a State Responsibility Area for Fire Protection or an Extremely High Fire Hazard Area**

## **Amendment to Health and Safety Element Policies and Implementation Programs:**

### **Proposed Map Changes:**

⇒ Add the following maps to the Element: Liquefaction Hazard, Landslide Hazard

### **Health and Safety Element HS1.1 Location of Future Development**

Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.

#### Implementation:

Update geologic, flooding and other hazard maps

- 1. Use established geologic hazard and flood hazard overlay zoning during the review of new development and to inform the public of potential hazards.**
- 2. Update Flood Hazard Overlay zoning and mapping on the Geographic Information System for the City of Hollister as new information about flood hazards becomes available.**

### **HS1.10 Floodplain Uses**

Identify those areas with natural hazard that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Maps Plan or other infrastructure plan development for a given area. Such areas of dedication or proposed to developed as recreation amenities to the community should be economically feasible to build and maintain.

#### Implementation:

- 1. Apply flood control requirements in new development.**
- 2. Amend the zoning ordinance to prohibit the establish of new hospitals, health care facilities, emergency shelters, fire stations, emergency command centers and communication facilities in flood hazard zones.**
- 3. Identify necessary improvements in the area of existing essential public facilities located in a flood hazard zone or flood awareness area to minimize the damage to these facilities.**

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**S 1.9 Flood Hazards**

Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevent Ordinance as amended from time to time.

3. **New residential development on properties located within the FEMA 100 year flood plain shall be designed to avoid FEMA 100-year flood zones. New residential lots shall have an area of at least 6,000 square feet entirely outside of flood hazard area. A non-developable easement shall be recorded on the portion of any lot in the FEMA 100-year flood plain.**
4. **Prior to rezoning and annexation of lands with a residential designation north of Santa Ana Road that are located in the 100 year FEMA flood zone or the Department of Water Resources Awareness Flood Maps, a comprehensive plan for flood control improvements to avoid damage to persons and property with an approved mechanism for funding the improvements shall be required.**

**HS.V Hazard Mitigation Plan**

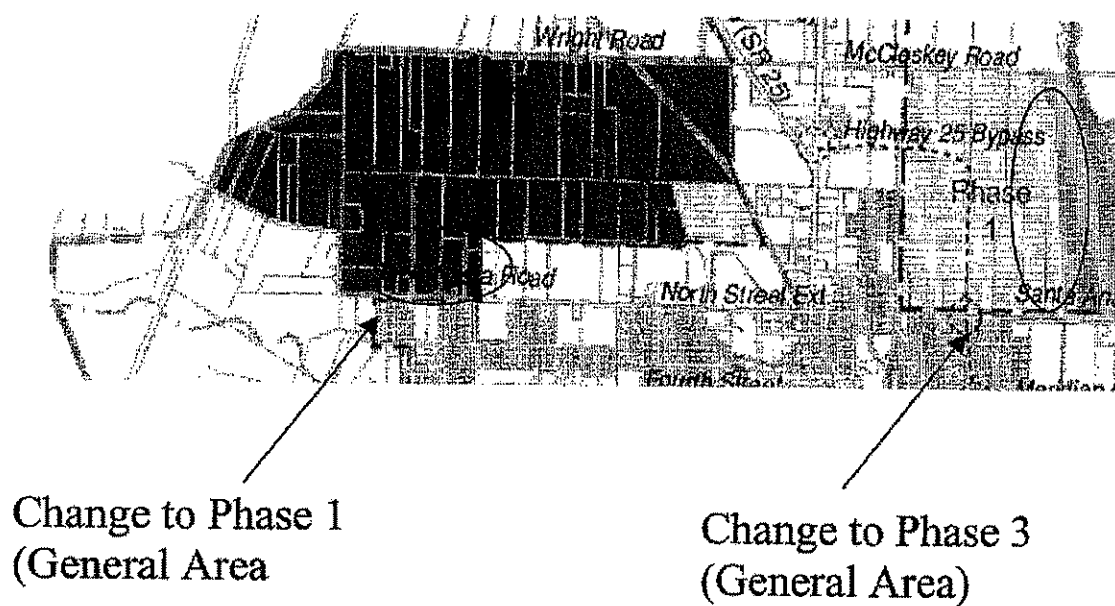
**Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan**

**HS3.8 Hazard Mitigation: Annually review capital improvements, ordinances and standards for revisions that may be warranted to implement an adopted hazard mitigation plan or similar planning document.**

**Implementation Programs****HS.V Hazard Mitigation Plan**

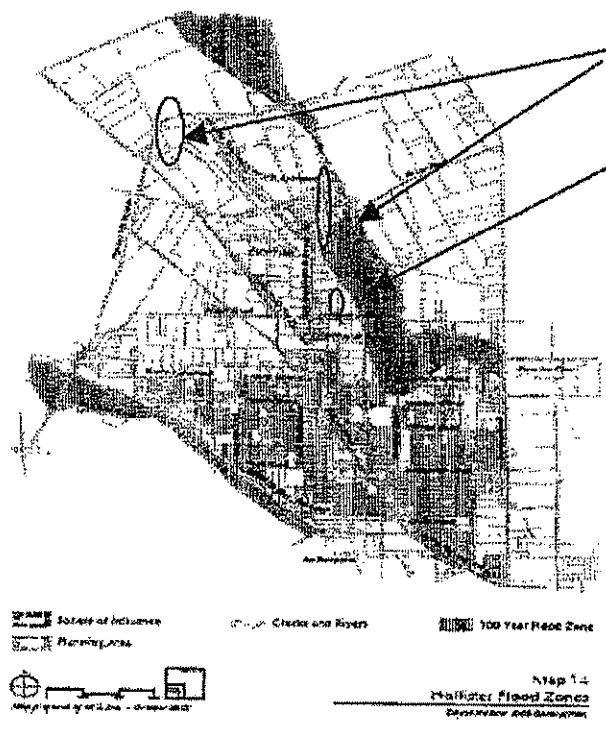
**Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan**

## Map 6 Phasing Strategy Amendment



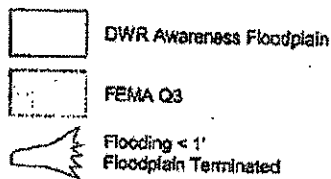
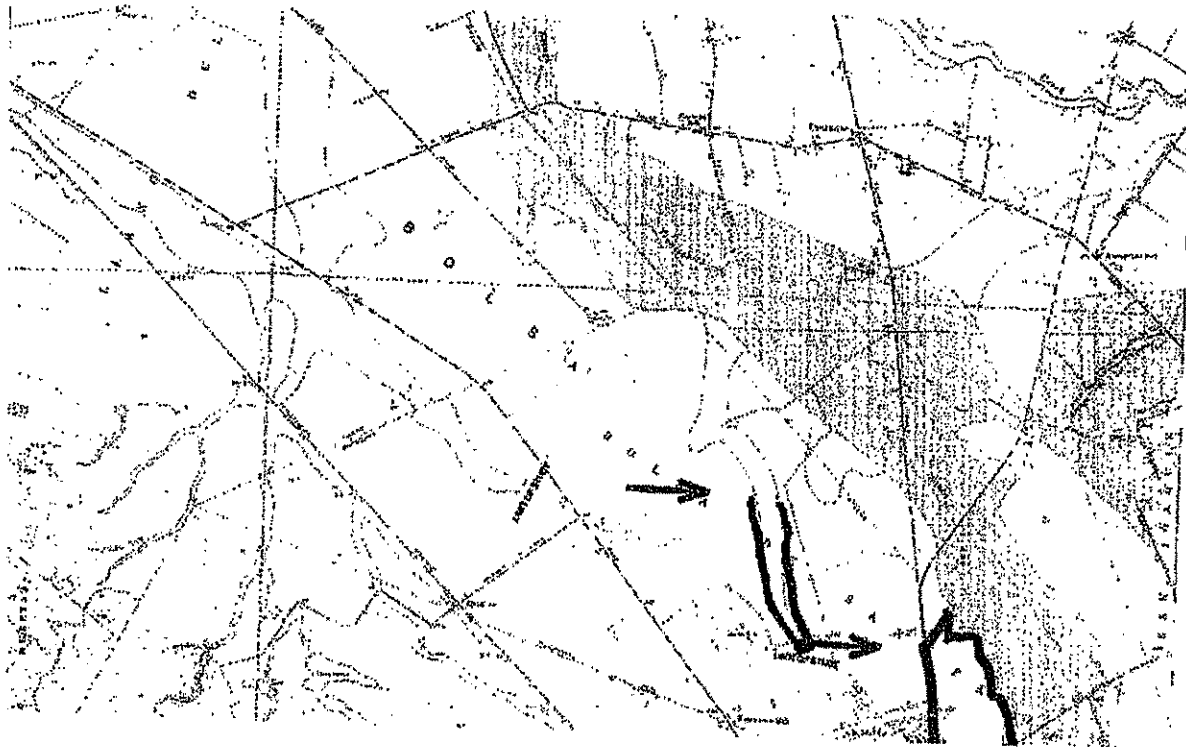


# Map 14 Hollister Flood Zones Amendment



Add DWR  
Awareness  
Flood Plain  
to flood area  
(General  
Locations)

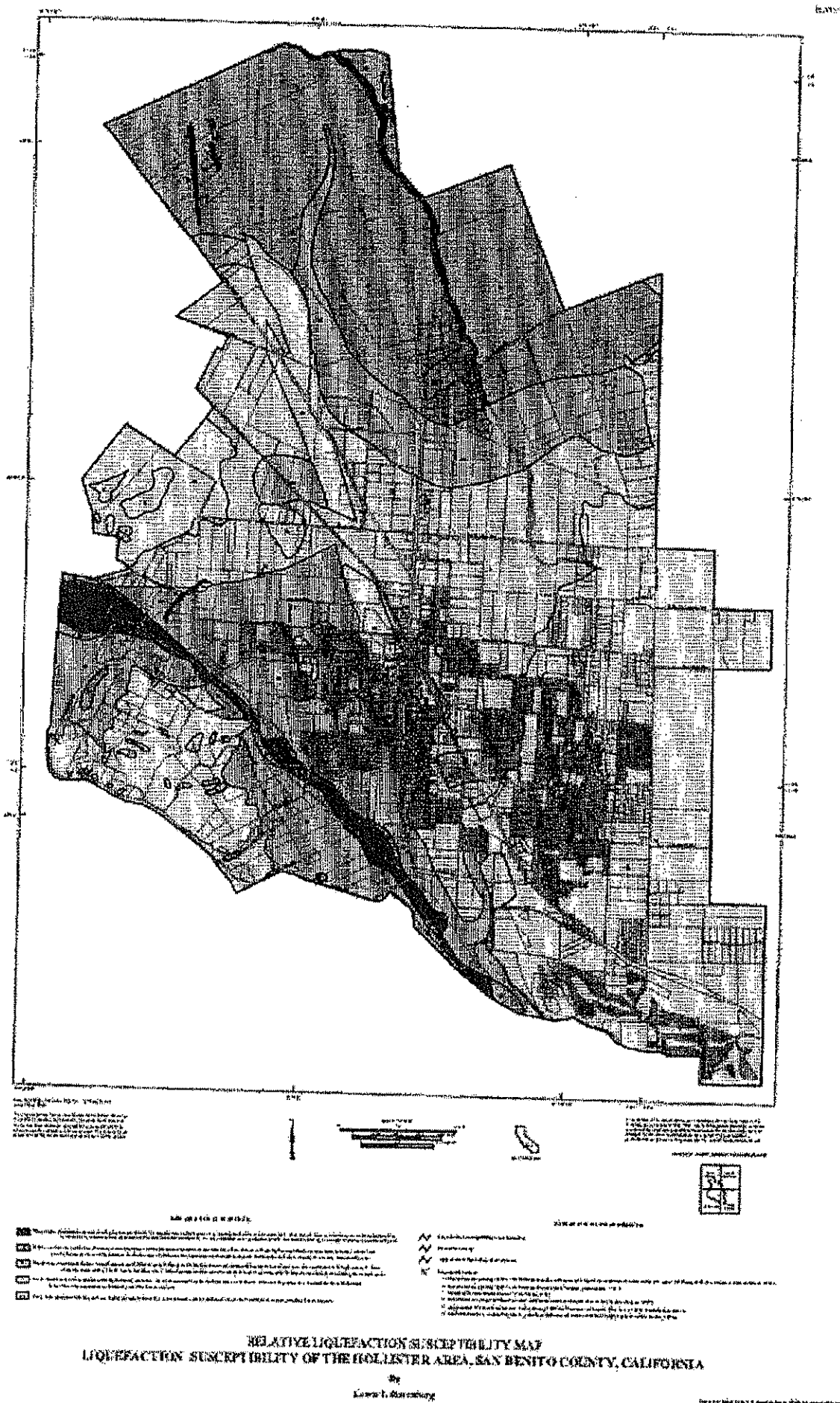
**DEPARTMENT OF WATER RESOURCES FLOOD AWARENESS AREAS  
TO BE ADDED TO MAP 14 HOLLISTER FLOOD ZONES**



Floodplain Vector Data Overlaid on  
1:24,000 USGS Quadrangle San Felipe  
State Plane Zone 4 1983

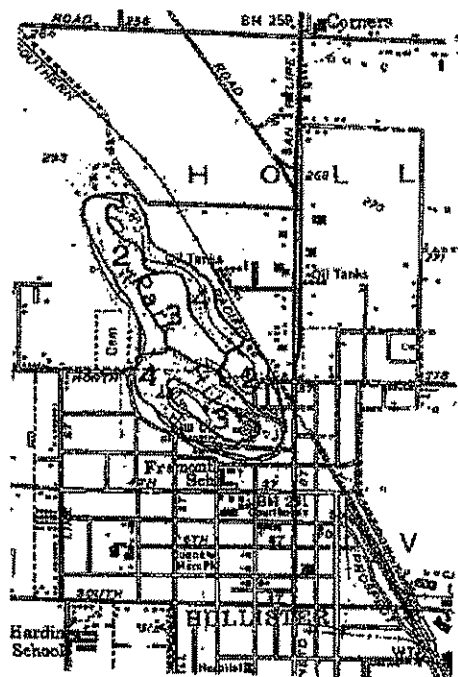
Date 11/4/02

0 0.5 1 Miles



### RELATIVE LANDSLIDE SUSCEPTIBILITY AREAS

1	2	3	4
Least	Marginal	Generally	Most Susceptible

- **Wyrazisko Landscape Sensitivity** .....

- AREA 1 - LEAST SUSCEPTIBLE AREA. Landslides and other features related to slope instability are very rare to non-existent within this area. Included within this area are topographically low-lying valley bottoms and adjacent floodplains. Part of the area may be underlain by material that lacks the strength to support steep slopes (such as unconsolidated alluvium) but occupies a relatively stable position due to the flatness of the slope (lack of potential energy). Land within area 1 will probably remain relatively stable unless the topography is radically modified.
- AREA 2 - MARGINALLY SUSCEPTIBLE AREA. This area includes gentle to moderate slopes underlain by relatively competent material or colluvium that is considered unlikely to mobilize under natural conditions. Also included are gullies and spur crests that are underlain by relatively competent material but flanked by steep, potentially unstable slopes. The stability of slopes within Area 2 may change radically in response to modification of the adjacent terrain.
- AREA 3 - GENERALLY SUSCEPTIBLE AREA. Slopes within this area are at or near their stability limits due to a combination of weak or metastable and steeper slopes. Although most slopes within area 3 do not currently contain landslide deposits, the materials that underlie them can be expected to fail, locally, when modified because they are close to their stability limits.
- AREA 4 - MOST SUSCEPTIBLE AREA. This area is characterized by steep slopes and includes most landslides in upslope areas, whether apparently active at present or not, and slopes upon which there is substantial evidence of downslope creep of surface materials. Slopes within Area 4 should be considered naturally unstable, subject to failure even in the absence of the activities of man.



UNMAAPPED AREA. Area not mapped because of significant modification by grading and/or development or mining activity.

Boundary of the Hollister Park State Off Road Vehicle Recreation Area

**IMPORTANT: PLEASE NOTE**

- Note 1. The boundaries of the areas were determined by combining observations shown on the accompanying maps Plate B2 and Plate C2 (objective data), with judgments and interpretations (subjective data) drawn from the experience of the author with this field area of the time the map was made.
- Note 2. It is possible that modifications to the landscape by the activities of man may significantly alter the relative stability of slopes in specific areas. Thus, the relative landslide susceptibility of these areas may change in the future.
- Note 3. This map is based on judgments that are interpretative and apply generally to large areas. Therefore, within each area conditions may range, locally, through all levels of susceptibility. Hence, small, unmappped landslides may exist, locally, within areas 1 and 3 and there may be, locally, relatively stable sites within area 4.
- Note 4. The delineation of the various areas of susceptibility is limited by the scale of the map.

### RELATIVE LANDSLIDE SUSCEPTIBILITY MAP

LANDSLIDE HAZARDS IN THE HOLLISTER AREA,  
SAN BENITO COUNTY, CALIFORNIA

Landslide Hazard Identification Map No. 30

by  
Hasmukhlal K. Majumdar  
Geologist  
1994

## ADD NEW LANDSLIDE FEATURES MAP